SACRAMENTO REGION

Blueprint

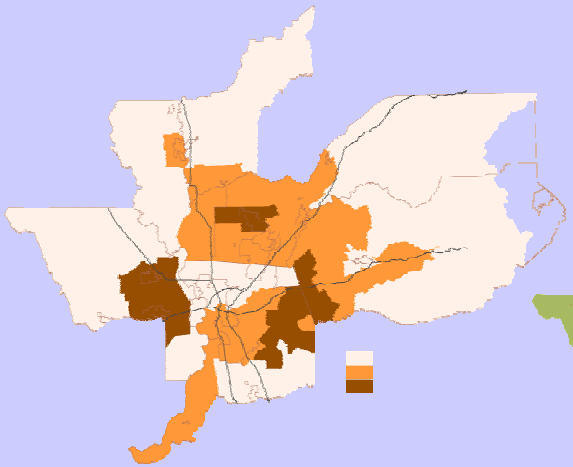
TRANSPORTATION / LAND USE STUDY

FHWA April 2, 2004

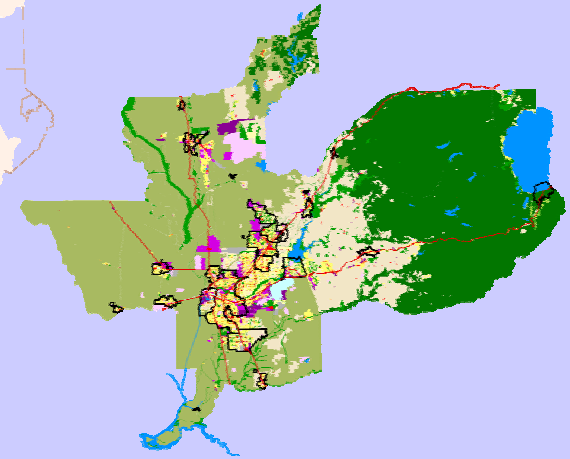
Five Major Phases

1. Better information and tools for decision-making
2. Base Case Future (Regional Scale)
3. Workshops
   - Neighborhood scale (30)
   - County scale (7)
   - Regional scale (including electronic town hall)
4. Integration with Community Design program
5. Implementation (next MTP)

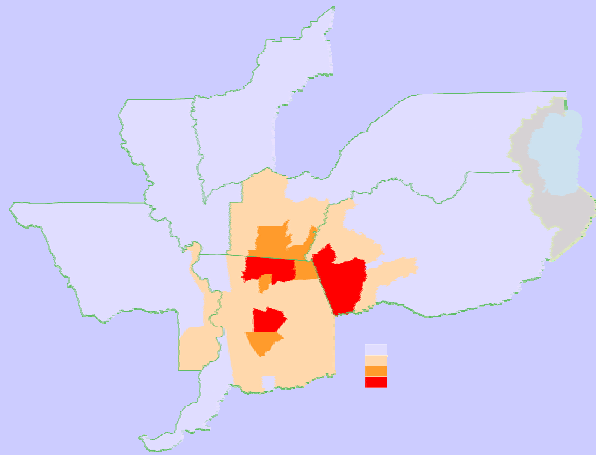
Develop Better Information and Tools for Decision Making



MEPLAN - Land Economics



PLACE^{3}S - Land Use/Transportation Impacts



SACMET & 4Ds - Transportation

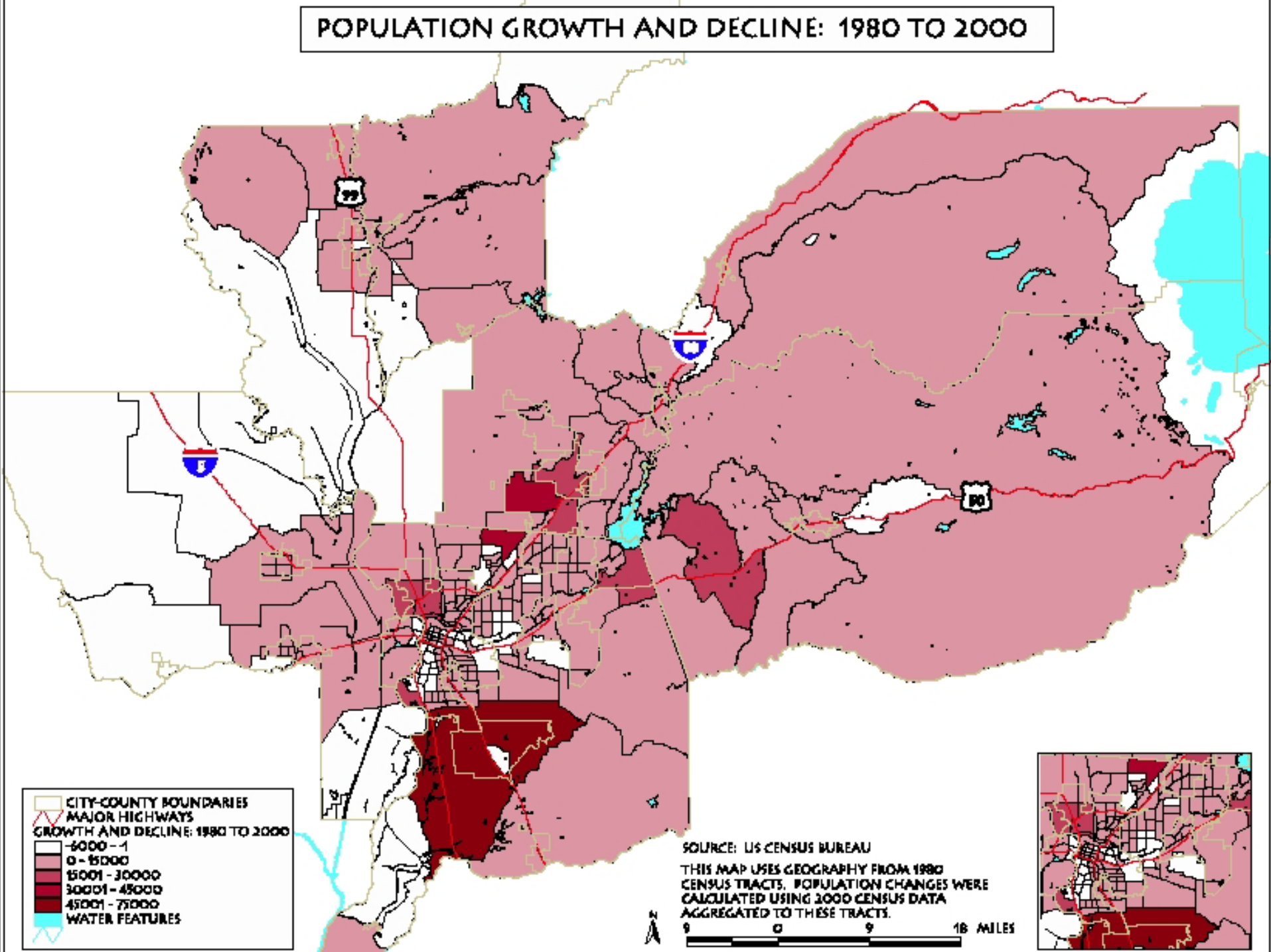
4D's

- Land use influences on travel behavior
  - Density
  - Diversity
  - Destination (location)
  - Design
- SACMET regional travel model
  - Post processor for vmt, vt and mode share
  - Fully integrated in future
- PLACE^{3}S
  - Real-time indicators at neighborhood scale

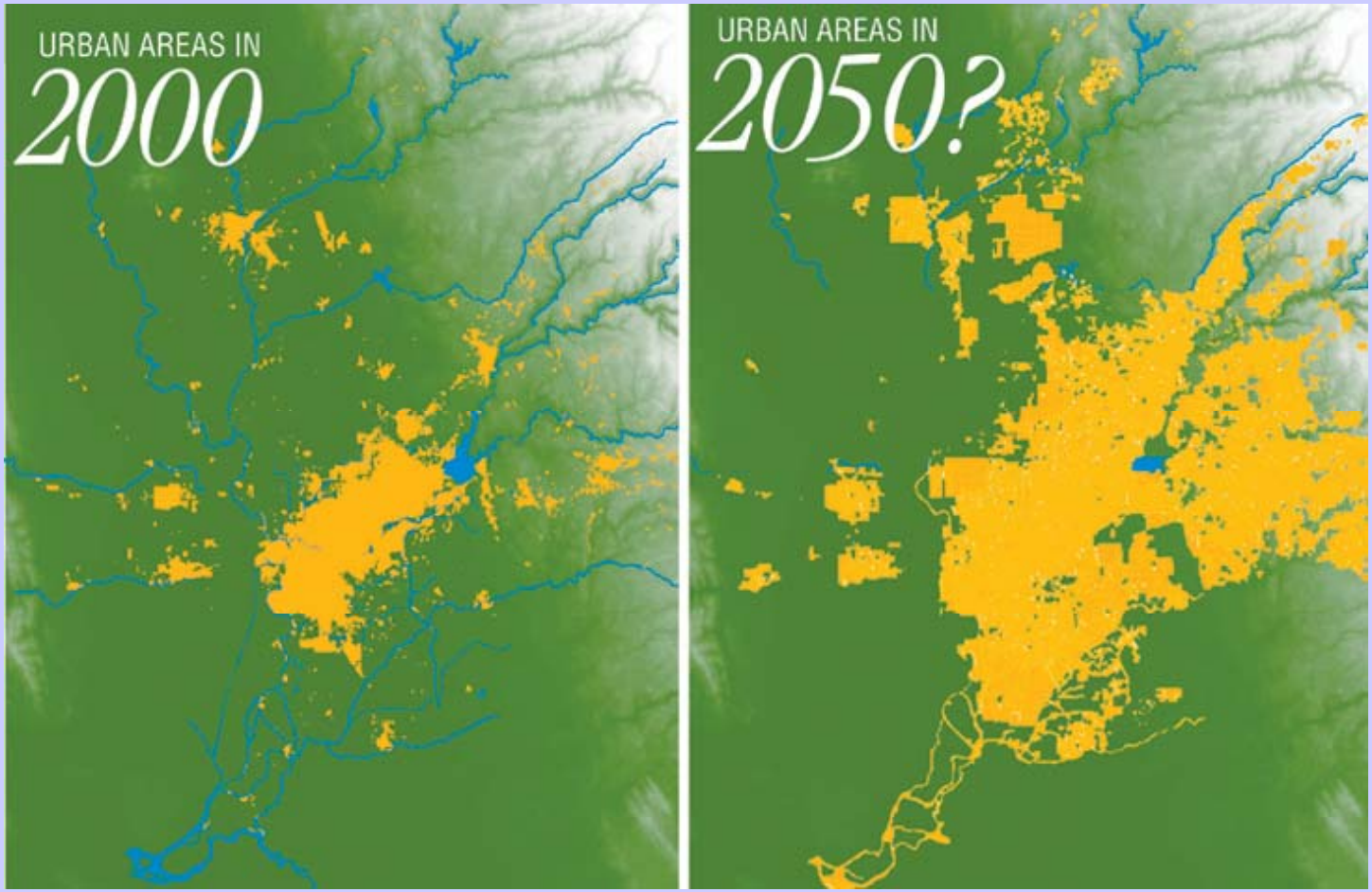
Economic Forecast

- Center for Continuing Study of California Economy, Steven Levy
- Region positioned to be very competitive
  - Nationally
  - California
- But, must building the housing for employees
- More service sector, fewer industrial jobs
- Changing demographics
  - Strong growth in senior households
  - Declining % of families with children

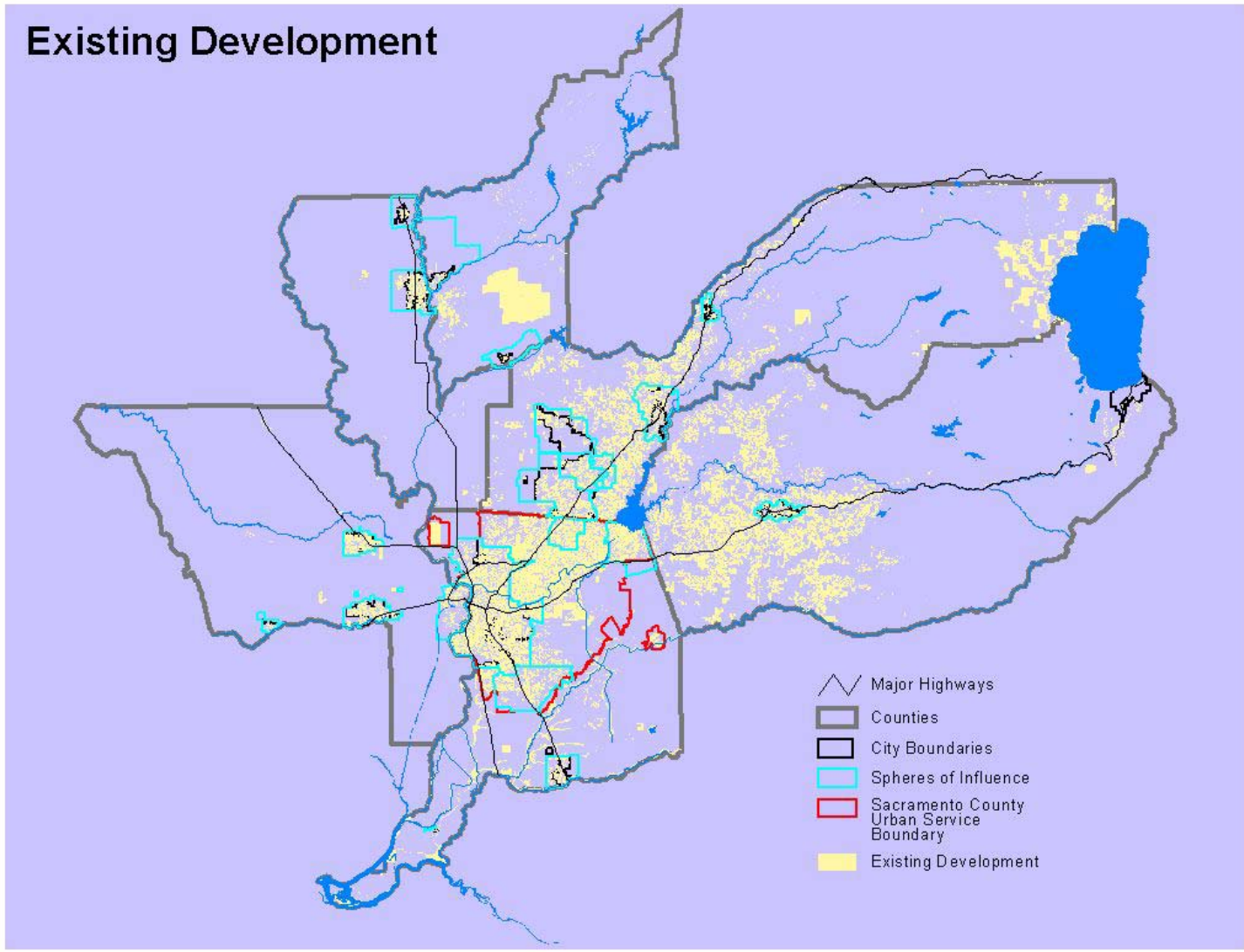
POPULATION GROWTH AND DECLINE: 1980 TO 2000



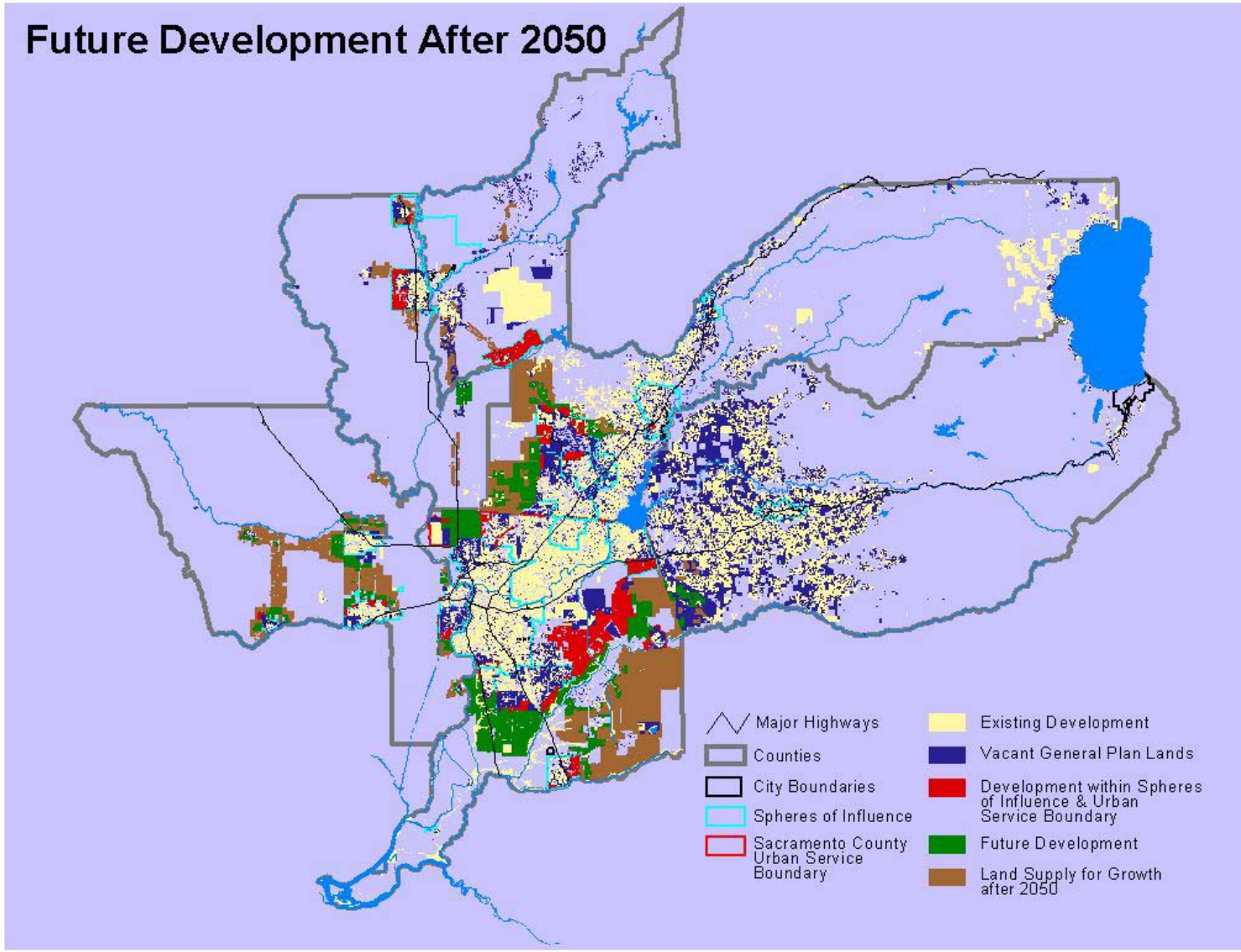
How would the region change if the Base Case Future became reality?



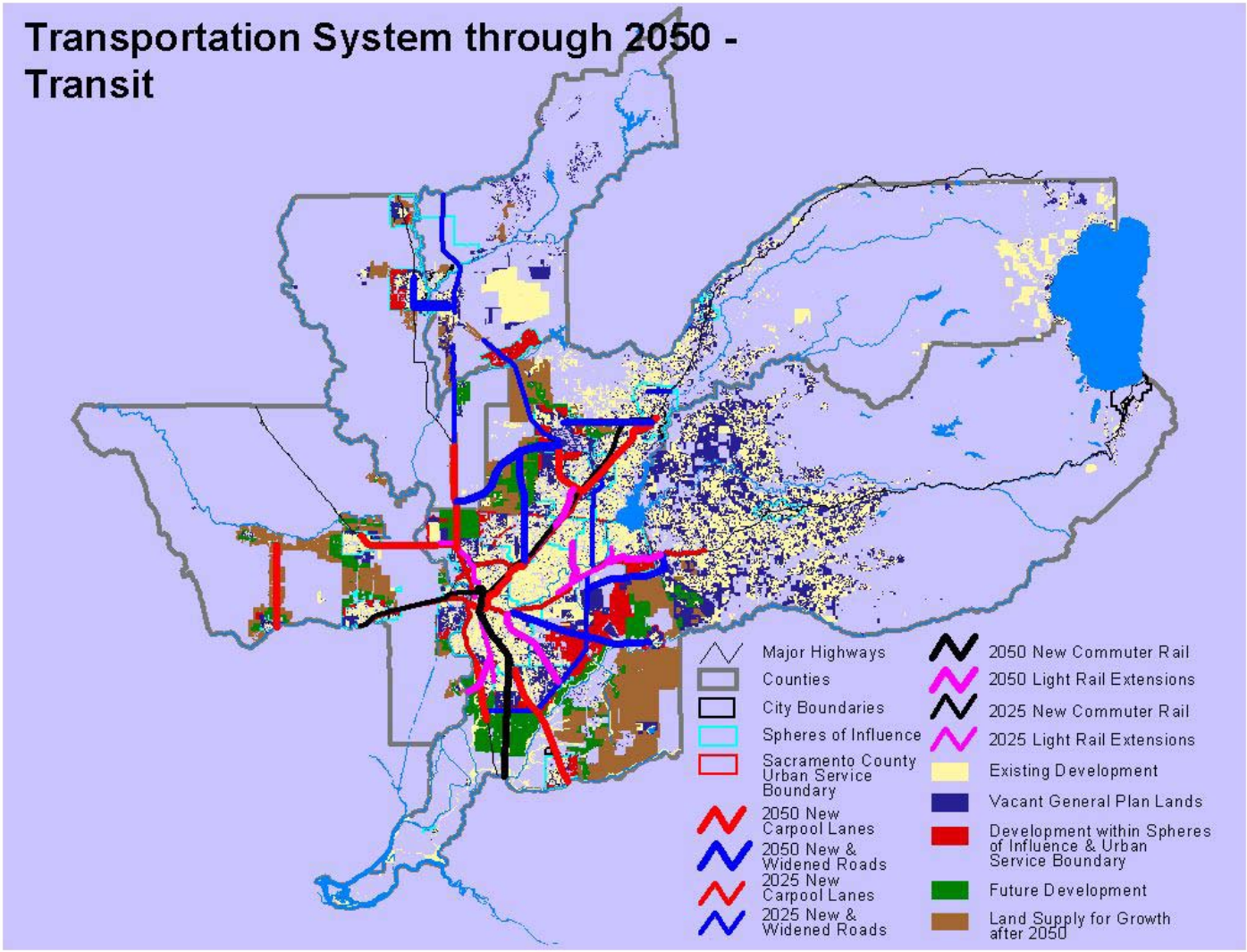
Base Case Future



Future Development After 2050



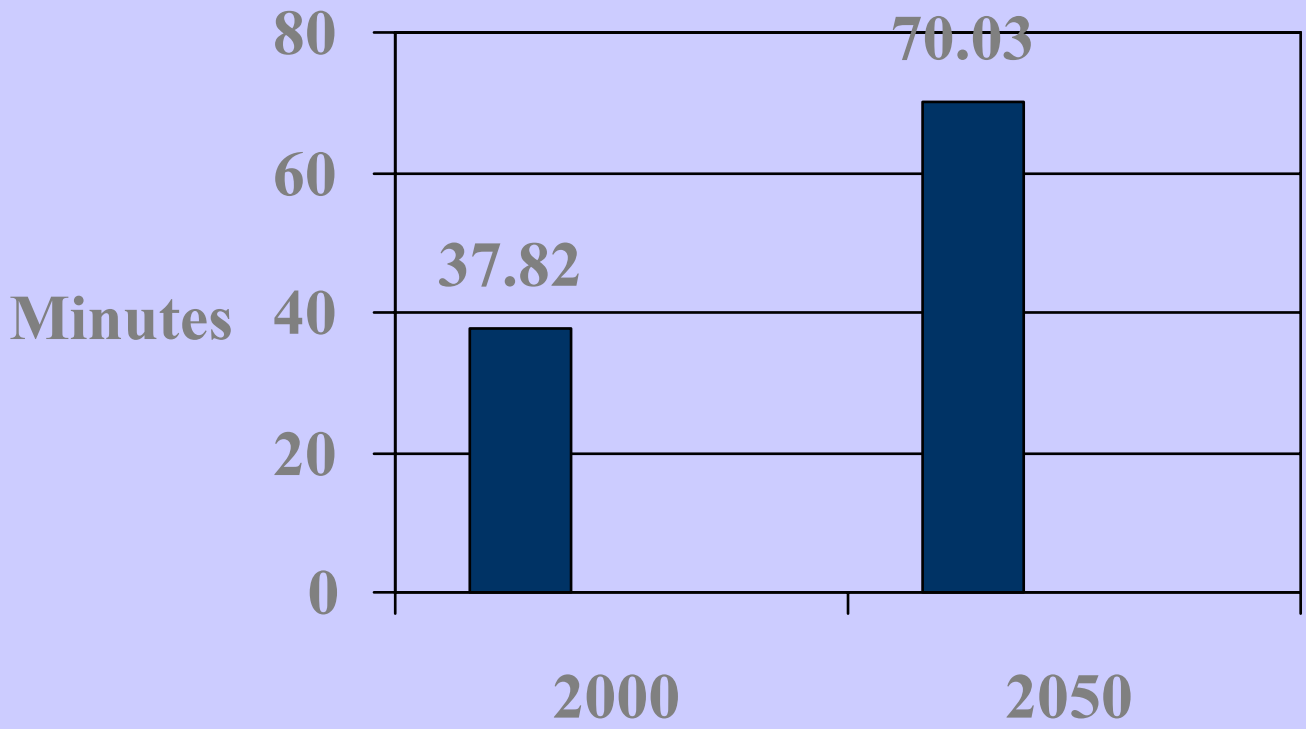
Transportation System through 2050 - Transit



Features of Base Case Land Use

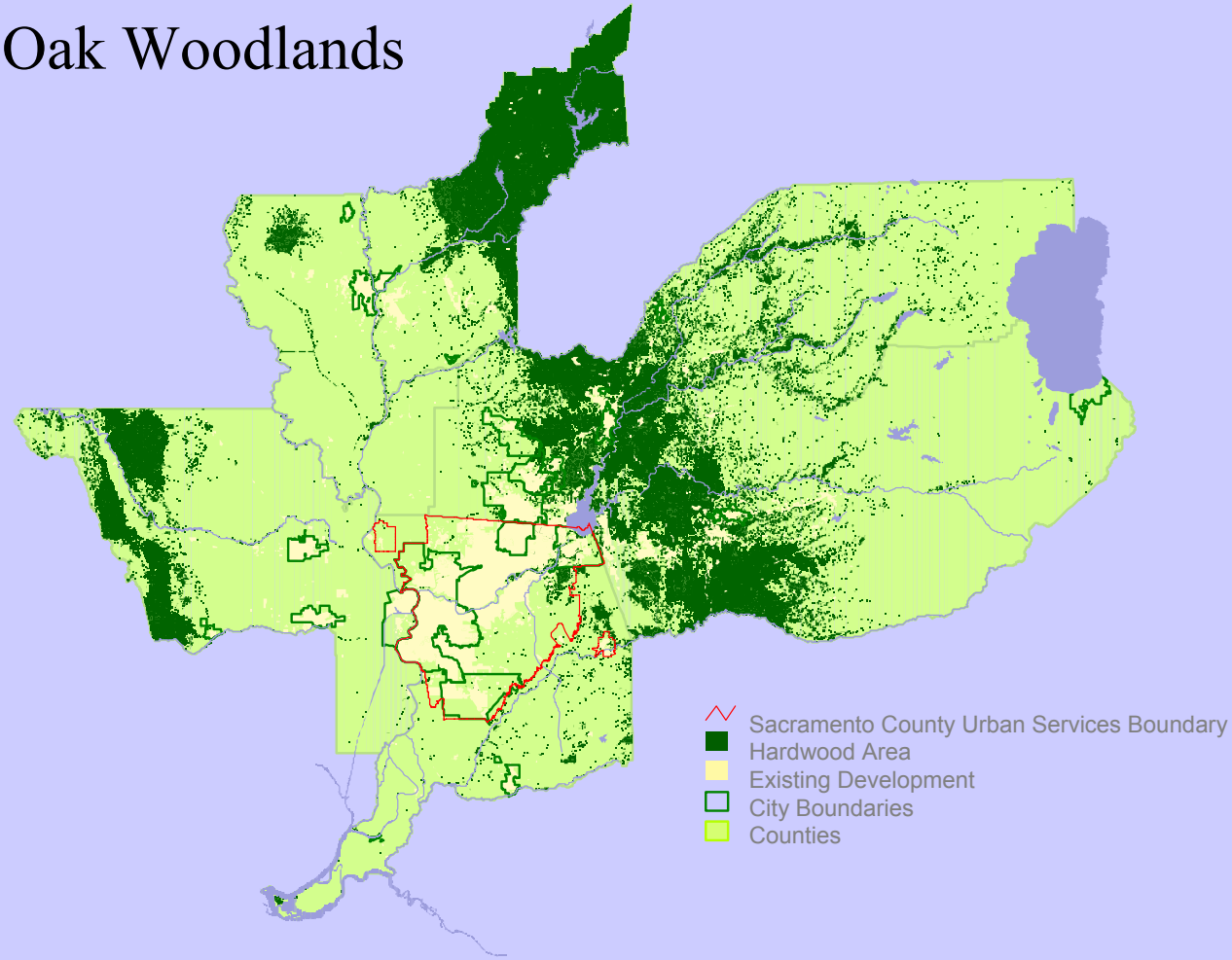
- Low residential densities
  - @ 3 dwelling units/acre
  - @ 5 dwelling units/acre excluding "rural residential" (5% of supply)
- Big shortage of rental products
- Growth continues in outward pattern
- Poor jobs-housing balance in some areas

Vehicle Minutes/Person
Increase of 160 Hours Annually



Principle 6. Protecting Natural Resources & Farmland

Oak Woodlands



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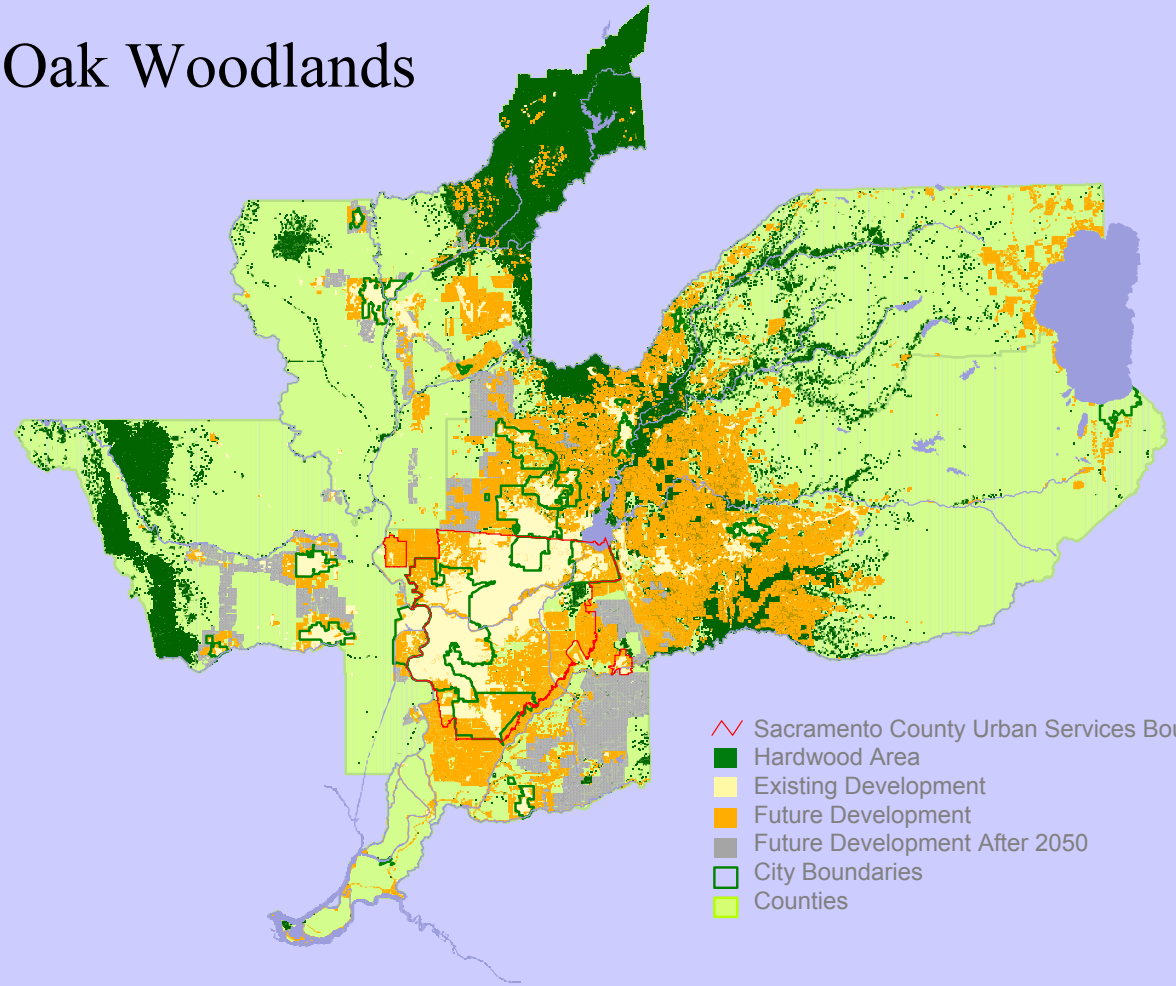
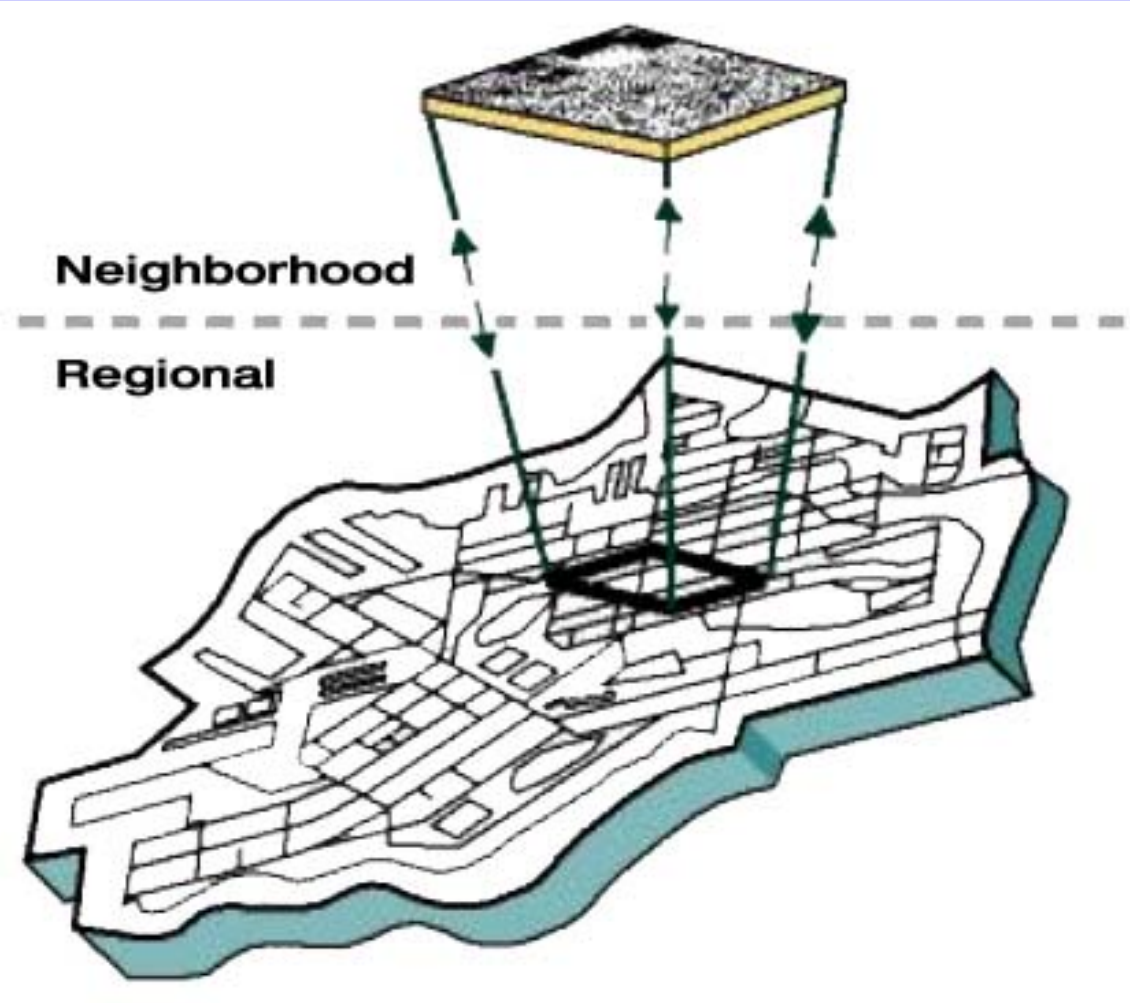


- 95,525 acres affected by development
- 21% of total resource

Smart Growth Principles

1. Transportation Choice
2. Housing Choice
3. Compact Development
4. Use of Existing Assets
5. Mixed Use Development
6. Natural Resource Conservation
7. Quality Design

Need to plan both the regional and neighborhood levels



Neighborhood-scale Workshops

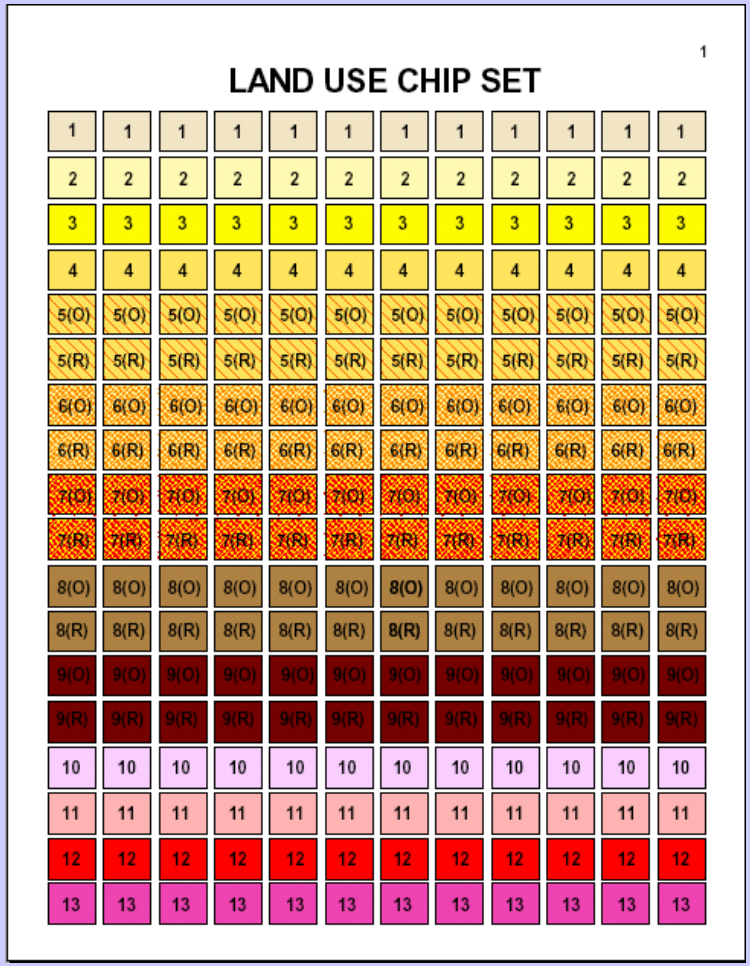
- 30 workshops
- Two 100-200 acre study areas at each workshop
  - One infill/redevelopment study area
  - One greenfield study area
- "Test drive" smart growth concepts
- PLACE^{3}S Real-time performance indicators
  - Laptop computers
  - Cell phone hook-up
  - Public domain software

LAND USE MENU

Land Use Types

RESIDENTIAL BUILDING TYPES							
1	Rural Residential			2	1	--	Rural residential includes very large lot residential (1 acre per lot).
2	Large Lot Single Family Residential			1	4	--	Arden Park has mainly large lots in the _ to 1/3 acre size. Gardenland (South Natomas) has grid-streets with 1 acre lots and small houses.
3	Medium Lot Single Family Residential			2	6	--	Standard single family lot of 52x100 min. Allows cul-de-sacs or grid pattern, w/cul-de-sac subdivisions at low end of range. Curtis Park at high end of range.
4	Small Lot Single Family Residential			2	12	--	Small lot subdivisions: Villa Palazzo in Pocket (3,500 sqft lots), standard lots in Laguna West and some low density suburban garden apartments.
5(O)	Townhouse (Owner)			3	15	--	Metro Square in midtown is detached townhouse project at approx. 20 DU/ac. Most standard 2-story apts w/ surface parking are in this range.
5(R)	Townhouse (Rental)						
6(O)	Low-Rise Condos (Owner)			2	24	--	2+ story attached units with structured parking (e.g., tuck-under).
6(R)	Low-Rise Apartments (Rental)						
7(O)	Mid-Rise Condos (Owner)			3	35	--	3 story mid-level development. Less space dedicated to landscaping; more frontage on street.
7(R)	Mid-Rise Apartments (Rental)						
8(O)	High-Rise Condos (Owner)			6	66	--	6 story development with structured parking. Buildings include elevators, interior courtyards, and hallways.
8(R)	High-Rise Apartments (Rental)						
9(O)	Urban Condos (Owner)			10	105	--	10 story urban development. Buildings may include a health facility, door man, etc.
9(R)	Urban Apartments (Rental)						

Stickers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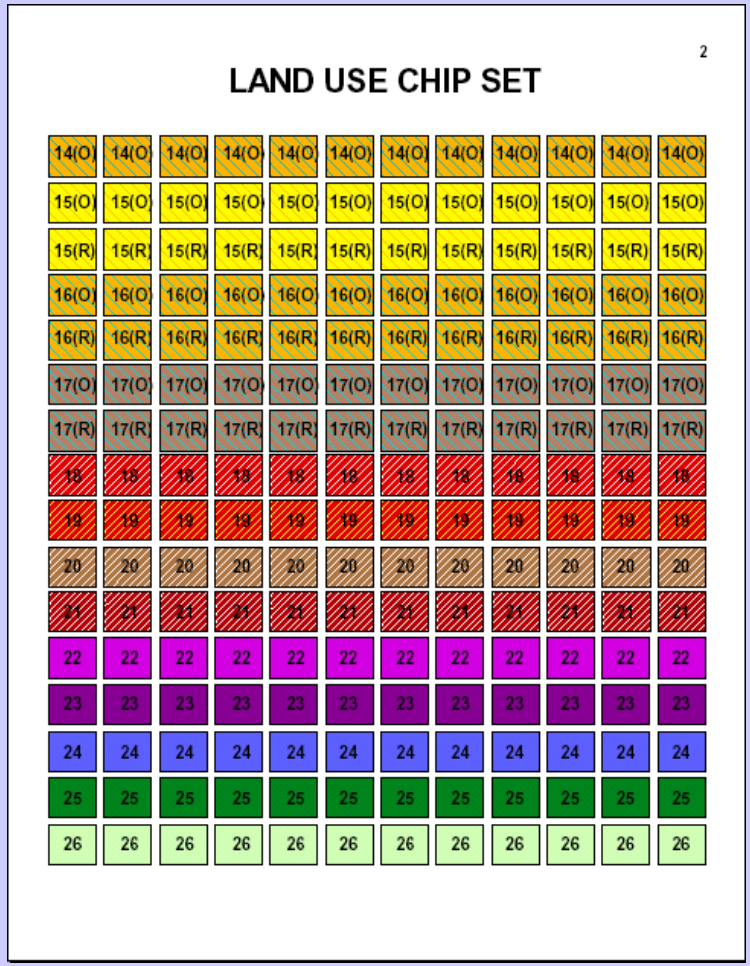
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SACRAMENTO REGION

Blueprint

TRANSPORTATION/LAND USE STUDY

WORKSHOP

Citrus Heights

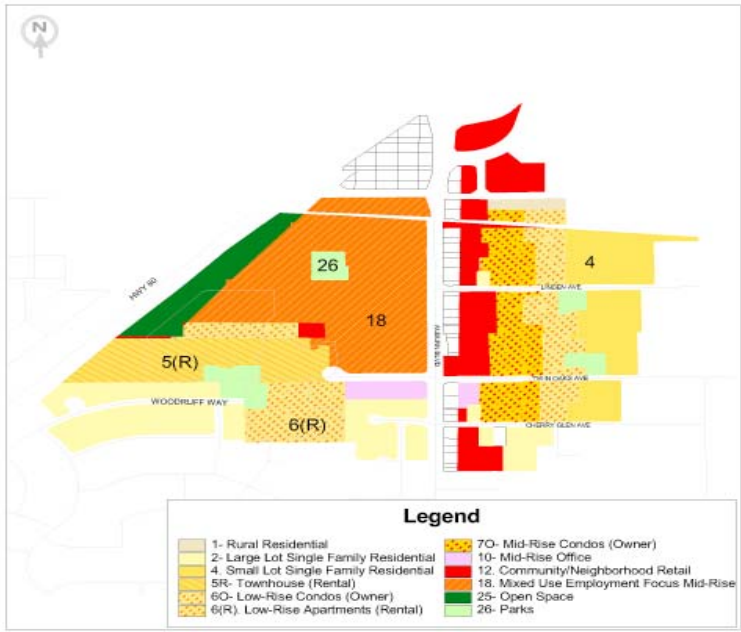
SACRAMENTO REGION Blueprint TRANSPORTATION + LAND USE STUDY

WORKSHOP

Citrus Heights

TABLE 6

Auburn Boulevard — Alternative Scenario



Key Land Uses Featured

4 Small-lot Single Family Residential

26 Parks

18 Mixed-use Employment Focus High-rise

6(R) Low-rise Apartments (rental)

5(R) Townhouse (rental)

Key Elements of Planning Scenario

- Light rail stop, park and ride lot, and transit hub at north end
- Widened Auburn
- Mixed use employment focus mid-rise community built around large park

PLACE³S Indicators

Total Employees	1,581
Total Dwelling Units	2,257
Total Residents	1,091
Employees/Dwelling Unit	1.45
Retail Jobs	873
Office Jobs	707
Industrial Jobs	0
Public Jobs	0
Pedestrian Friendliness (5 = exceptionally good)	3.21
Total Peak Hour Trips	655
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions)	-41%
Vehicle Trips/Capita Change (from current conditions)	-16%

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SACRAMENTO REGION Blueprint TRANSPORTATION + LAND USE STUDY

USING PLACE^{3}S TO COMPARE ALTERNATIVE PLANNING SCENARIOS

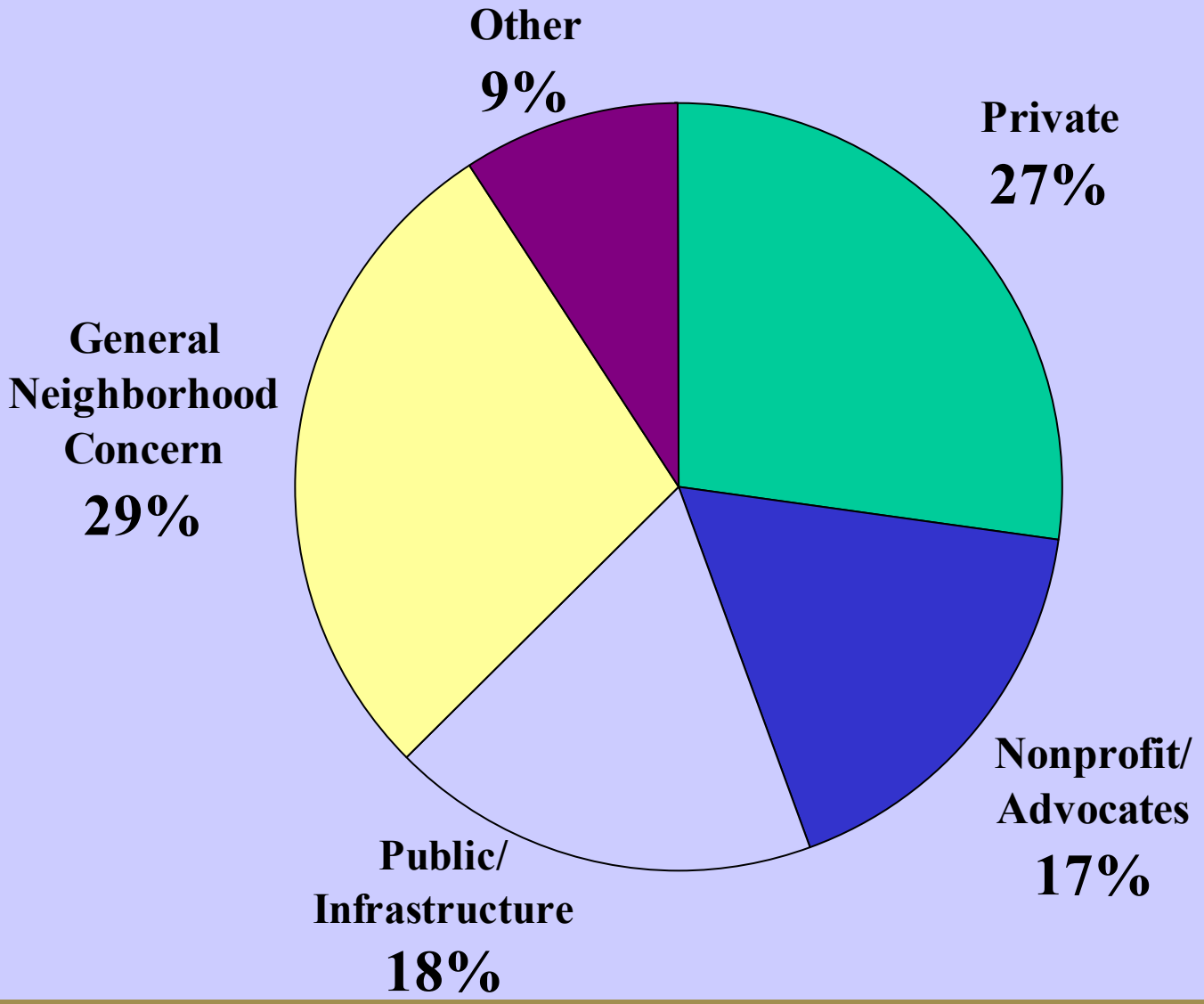
- Vehicle mile traveled and vehicle trips
- Change in walk/bike and transit mode shares
- Mobile source air emissions/energy use
- Total jobs and dwelling units
- Density by land use type
- Mix of uses
- Economic feasibility
- Match of wages and housing costs (coming)

SACRAMENTO REGION Blueprint TRANSPORTATION/LAND USE STUDY

Summary of Blueprint Neighborhood Workshops

- 30 workshops
- 60 study areas
  - Greenfield (@7500 acres)
  - Infill/redevelopment (@7500 acres)
- 1500+ participants
- Broad representation

Blueprint Neighborhood Workshop Participants



New Development Capacity in Workshop Plans

- Participants increased development capacity in average study area by:
  - 1699 dwelling units
  - 1808 employees
  - Jobs-housing balance of 1.1
- Surprisingly similar viewpoints across neighborhoods

Development Density in Workshop Plans

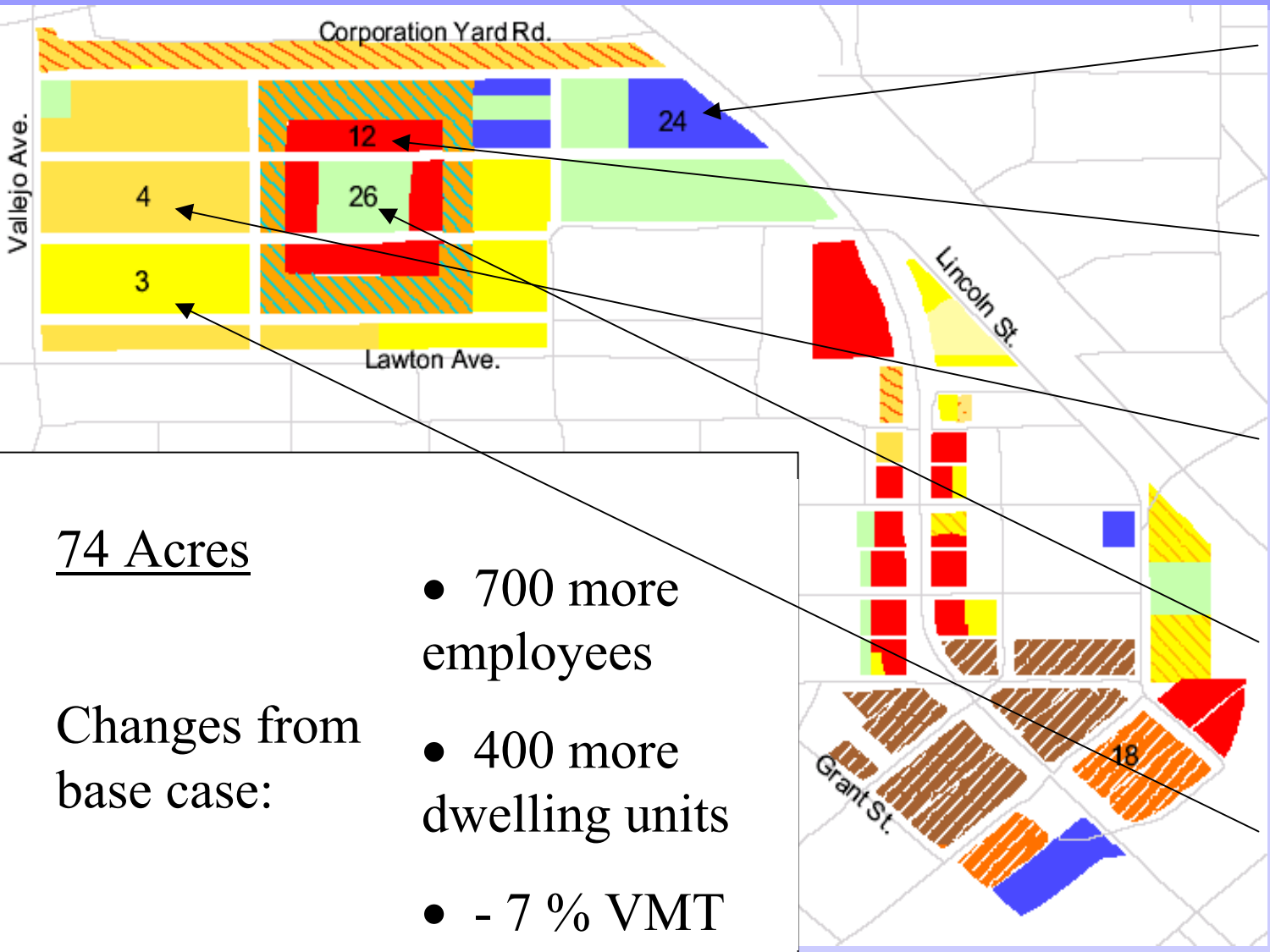
- Average residential densities for new development
  - 21 dwelling units/acre infill
  - 12 dwelling units/acre greenfield

PLACE^{3}S Economic Reality Test

- Analyze building type placed on every parcel for…
- Expected costs vs. expected revenues
- Calculate ROI (Return on Investment)
- Local data, available regionwide

Roseville Fairgrounds

Roseville Fairgrounds



<u>74 Acres</u>

Changes from base case:

- 700 more employees
- 400 more dwelling units
- - 7 % VMT

Key Land Uses Featured

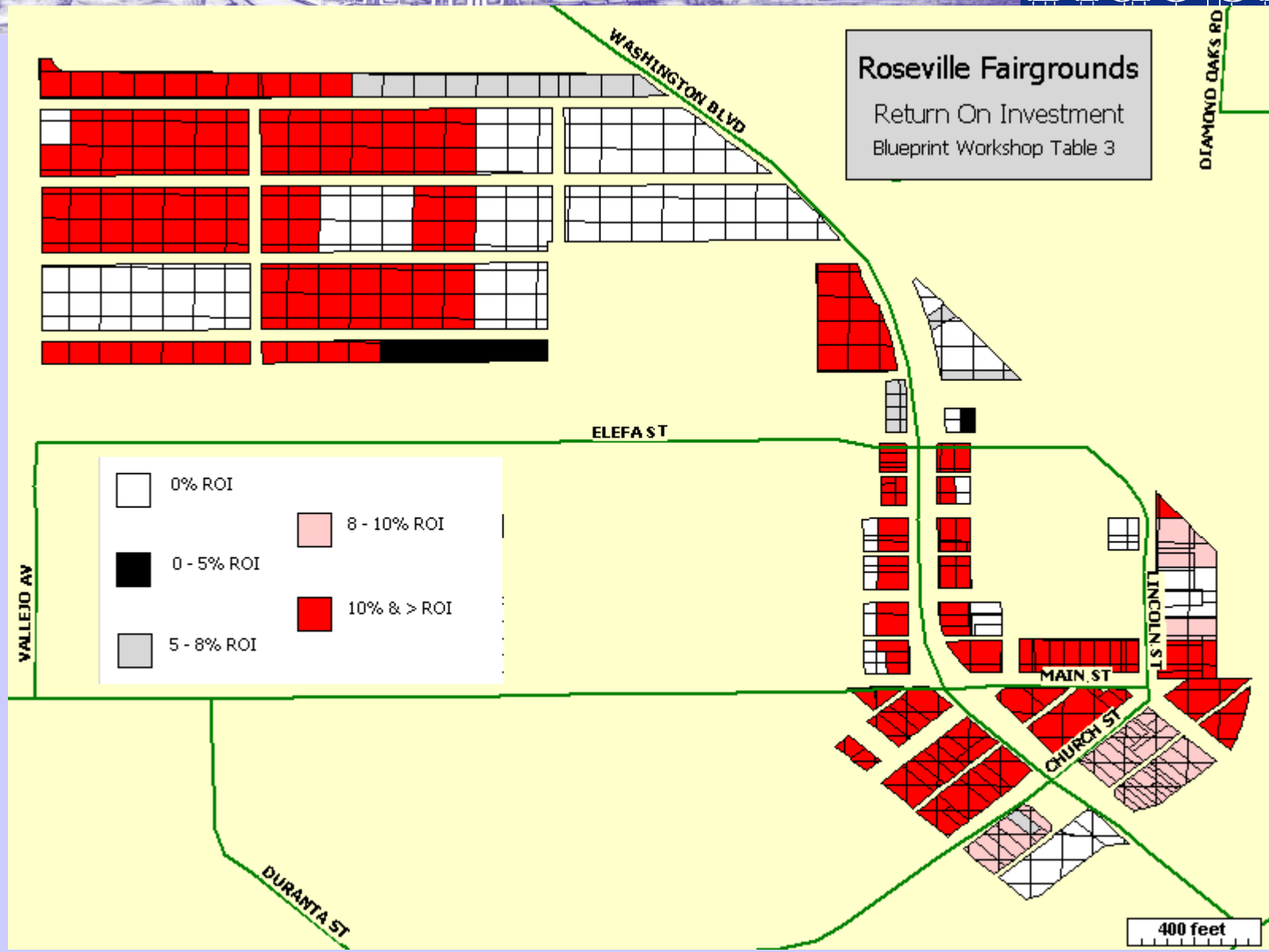
24 Public/Civic/ Education

12 Community/ Neighborhood Retail

4 Small Lot Single Family Residential

26 Parks

3 Medium Lot Single Family Residential


Roseville Fairgrounds
Return On Investment
Blueprint Workshop Table 3
WASHINGTON BLVD
DIAMOND OAKS RD
ELEFA ST
VALLEJO AV
LINCOLN ST
MAIN ST
CHURCH ST
DURANTA ST
0% ROI
8 - 10% ROI
0 - 5% ROI
10% & > ROI
5 - 8% ROI
400 feet

SACRAMENTO REGION Blueprint TRANSPORTATION + LAND USE STUDY

PARCEL STATISTICS	
Development Type:	5(R). TOWNHOUSE (RENTAL)
Development Type Pct:	100%
Land Area:	9,969 SQ FT
Building Total Floor Area:	4,119 SQ FT
Building Footprint:	1,373 SQ FT
Yearly Income:	$59,317
Yearly Operating Costs:	$17,301
Building Construction Costs:	$389,266
Parking Construction Costs:	$34,327
Total Construction Costs:	$483,404
Yearly Net Operating Income:	$42,016
Land Value:	$59,811
Calculated ROI:	9%
Weighted ROI:	0%

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Blueprint
TRANSPORTATION + LAND USE STUDY

County-wide Workshops sacregionblueprint.org

- October 27, Yolo County
- November 15, Sacramento County
- November 22, Sacramento County
- January 10, Sacramento County
- January 24, Sutter County
- January 31, Placer County
- February 7, Yuba County

SACRAMENTO REGION Blueprint TRANSPORTATION + LAND USE STUDY

Each County: Four Scenarios for Future (2050)

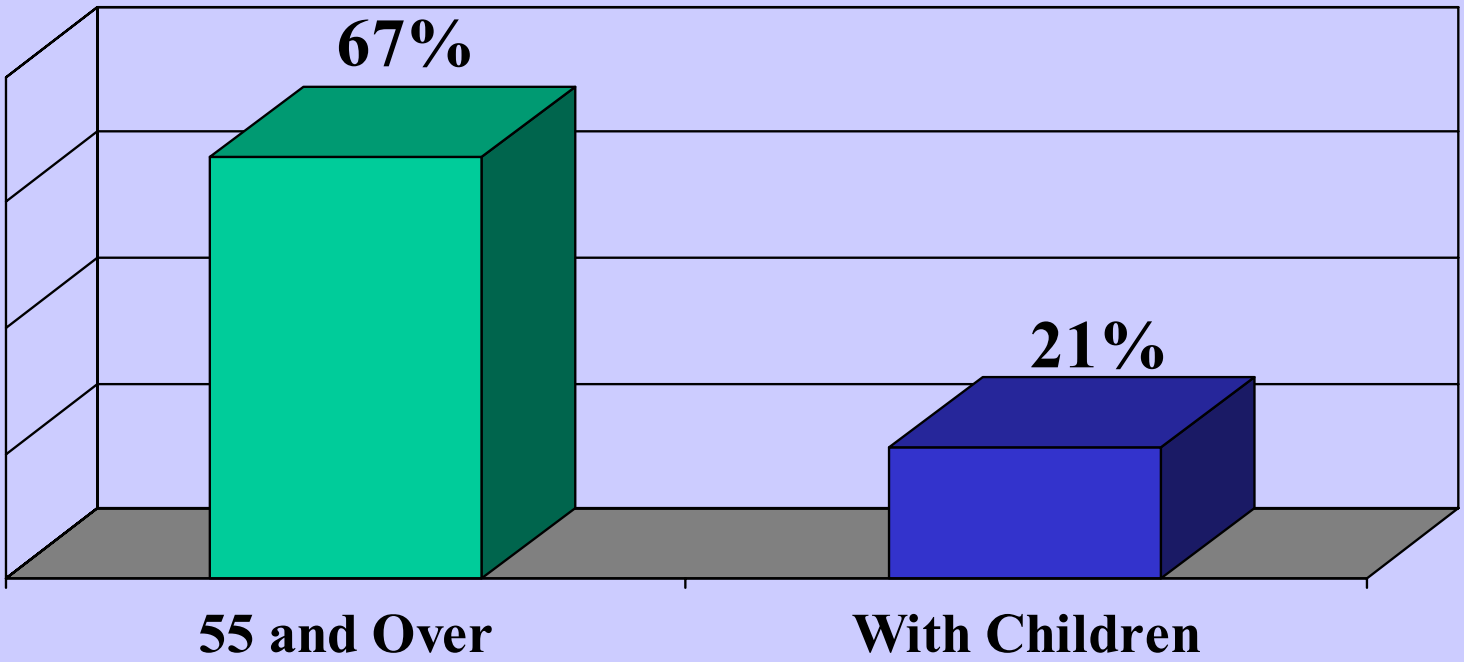
- Base Case Future + 3 other Alternatives
  - Land use maps
  - Transportation system
- Alternatives based on
  - Neighborhood workshop input
  - Local government Planners subcommittees
    - Economic, attitude, technical research and modeling

SACRAMENTO REGION Blueprint TRANSPORTATION/LAND USE STUDY

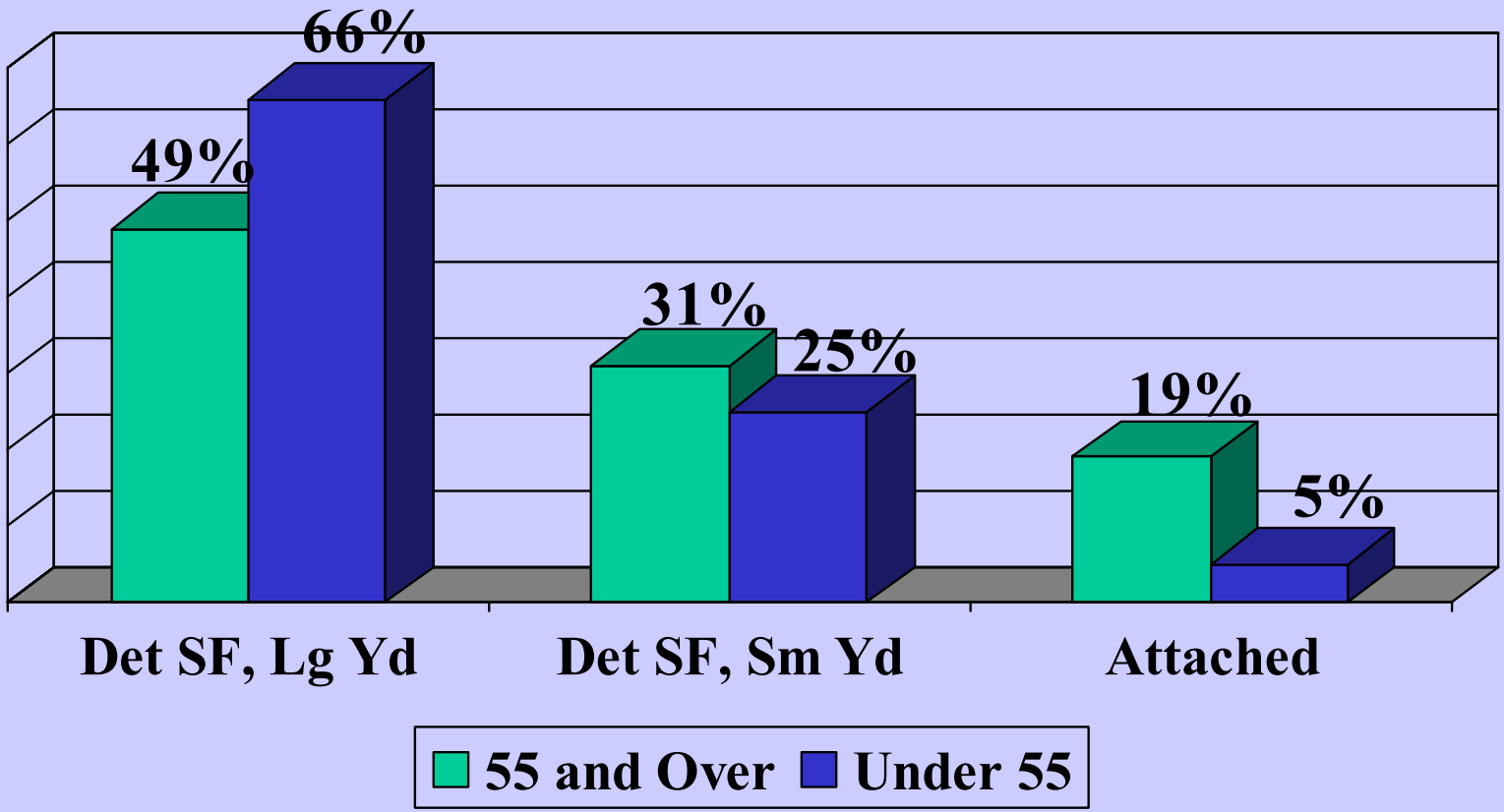
Issues Explored in Scenarios

- Amounts of growth
- Balance of land uses
- Mix of new housing units
- Balance of infill/redevelopment and greenfield
- Location of land uses and transportation facilities
- Density of new development
- Location of development re: resource lands

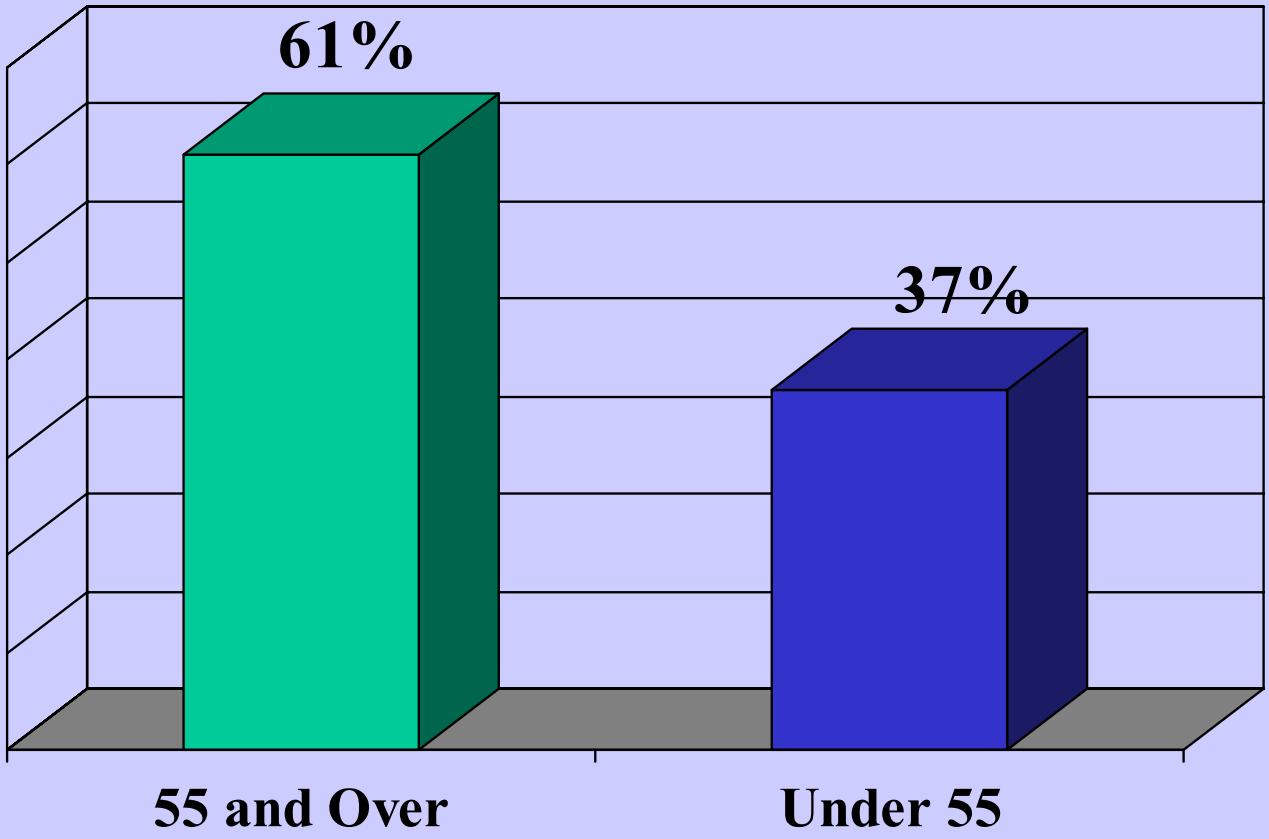
Growth in Households
2002 - 2050



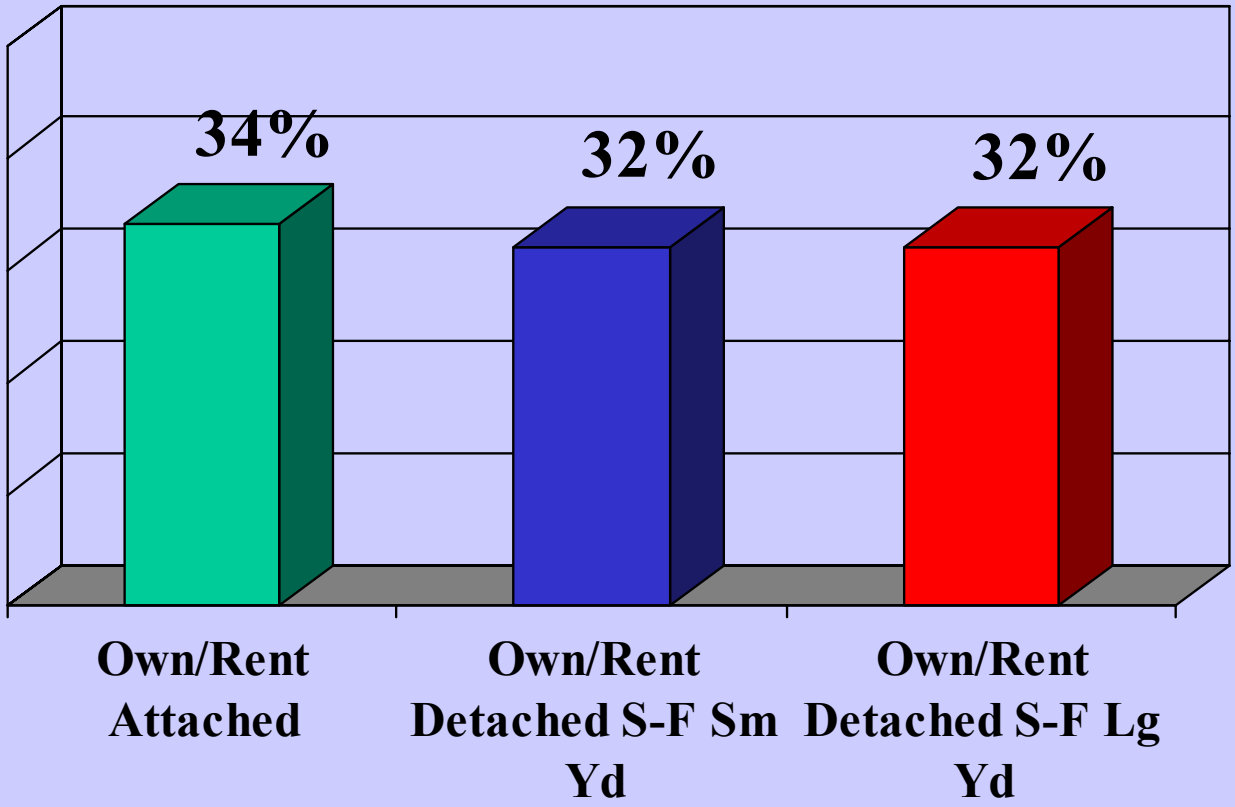
For Buyers - Home Type Likely to Purchase



Prefer Shorter Commute, Smaller House/Backyard



Housing Preferences of Households 55 and Over Who Say They Will Move in 1 to 5+ Years



SACRAMENTO REGION Blueprint TRANSPORTATION/LAND USE STUDY

Structure of County Workshops

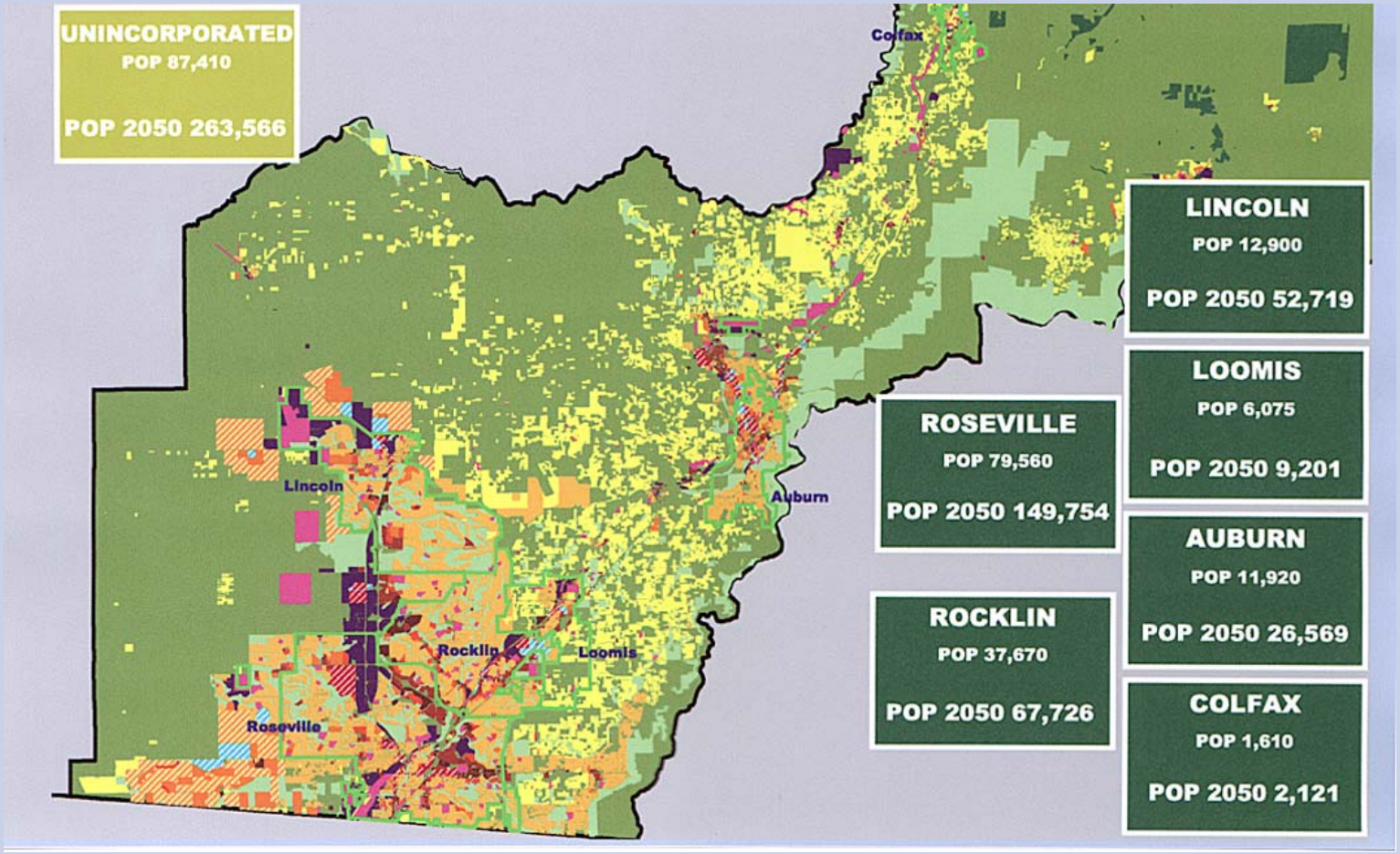
- Introductory information
  - Results of neighborhood workshops
  - Descriptions of 4 Scenarios for future
- Small groups discuss 4 scenarios and select 1 scenario they like the most
- Small groups refine 1 scenario, using laptop PLACE^{3}S computer technology
- Results will help guide Regional Scenarios

Planning Theme

- Same total growth as A, but some growth focused in mixed use centers/corridors.
- More diverse and higher density housing stock.

Population

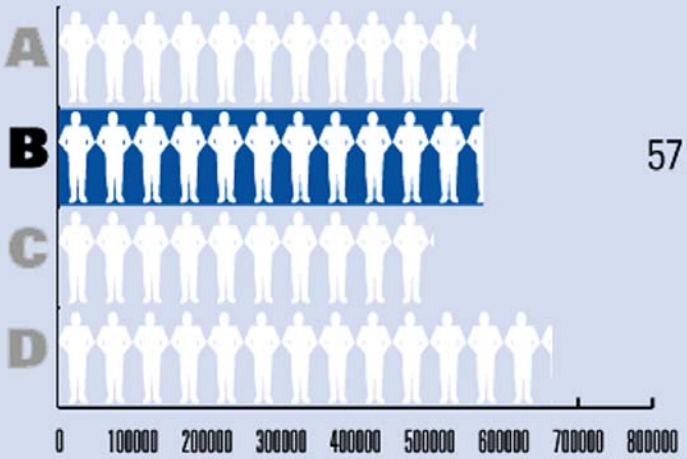
SCENARIO B



Population

SCENARIO B

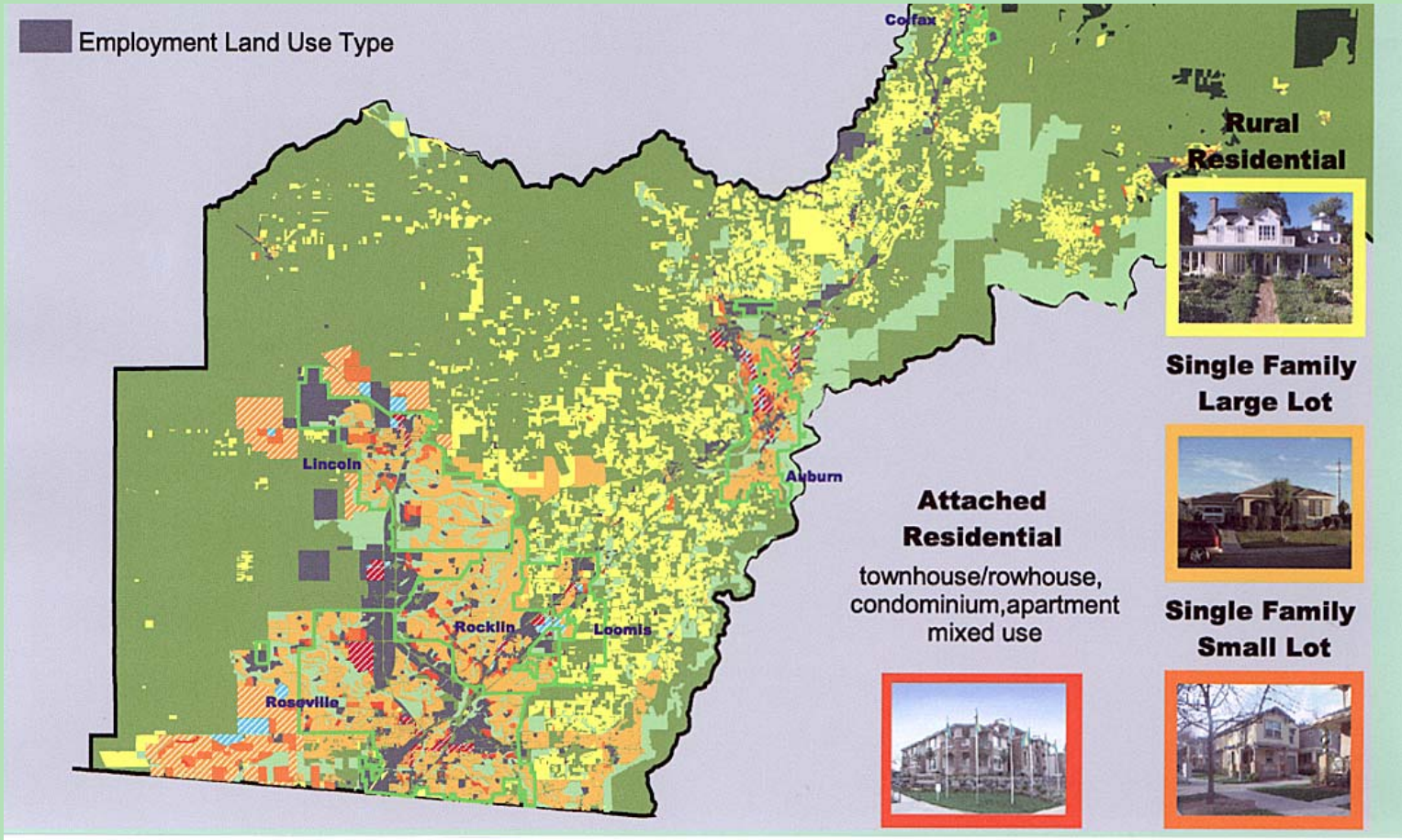
TOTAL POPULATION IN 2050 (IN THOUSANDS)



Existing Population – 2001
237,145

Housing Choices

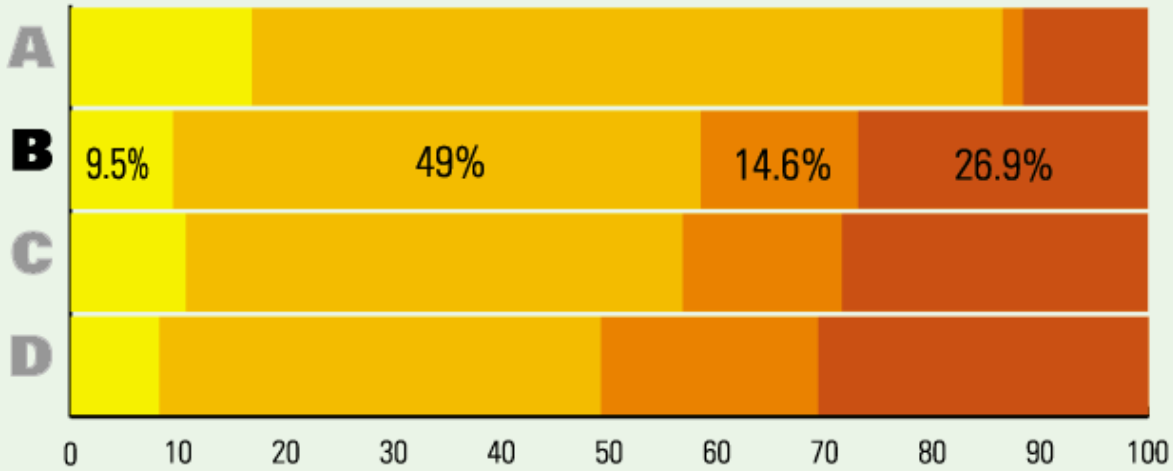
SCENARIO B



Housing Choices

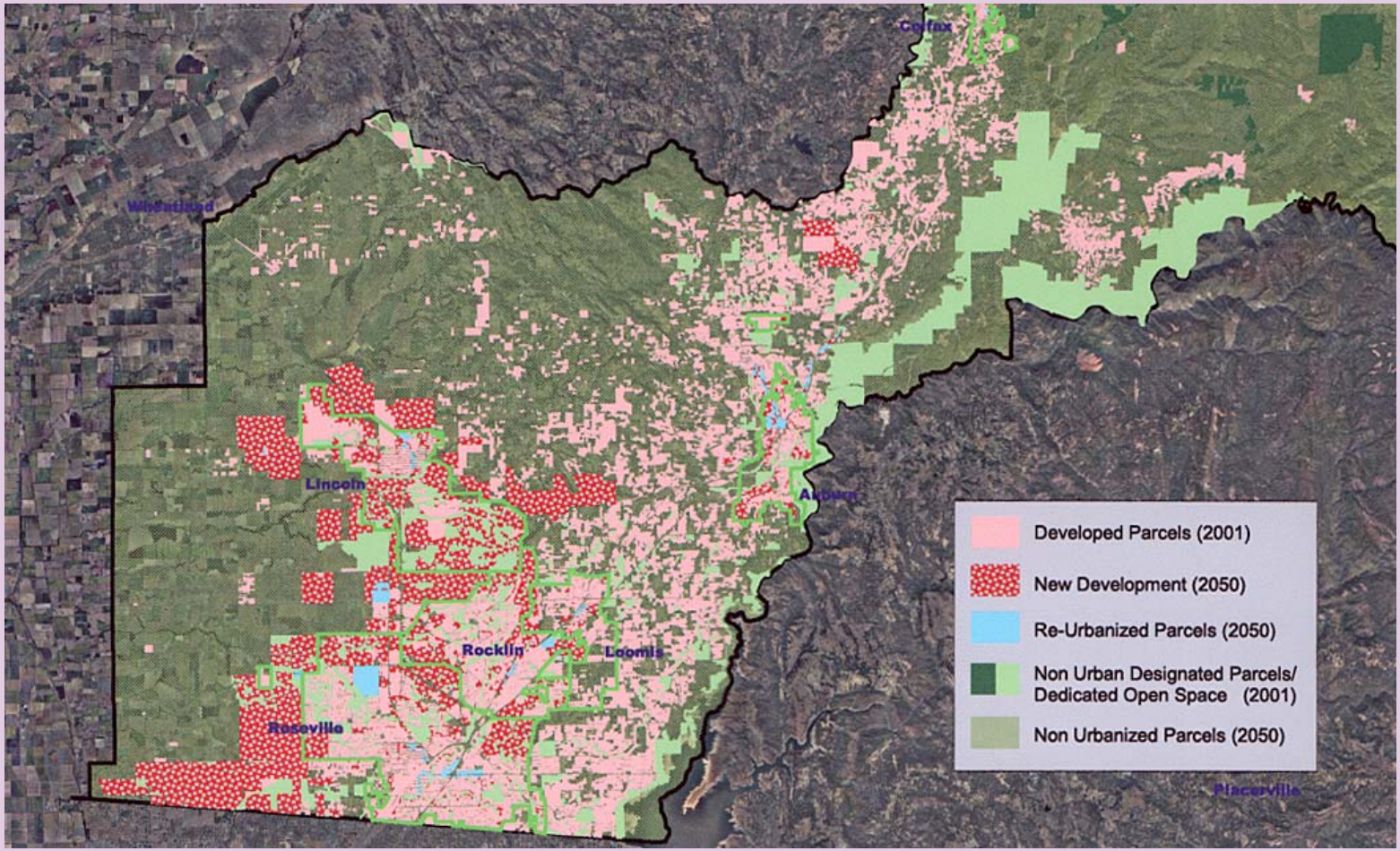
SCENARIO B

HOUSING TYPES in 2050
(in percent)



Use Existing Assets

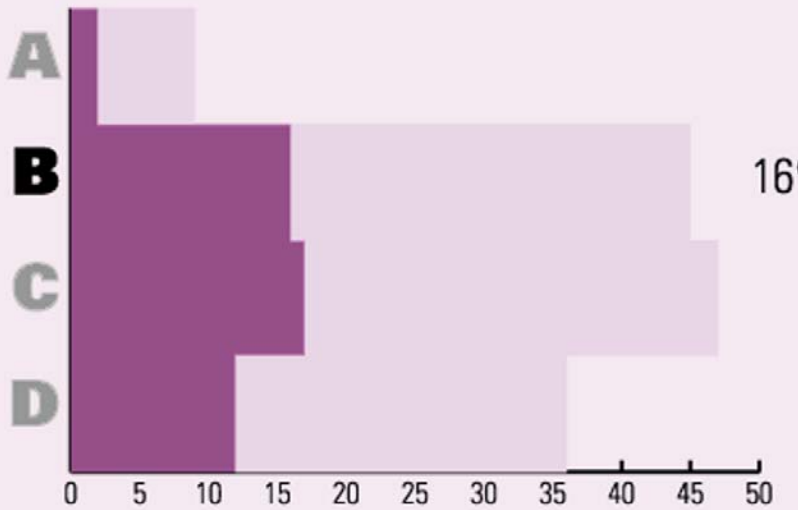
SCENARIO B



Use Existing Assets

SCENARIO B

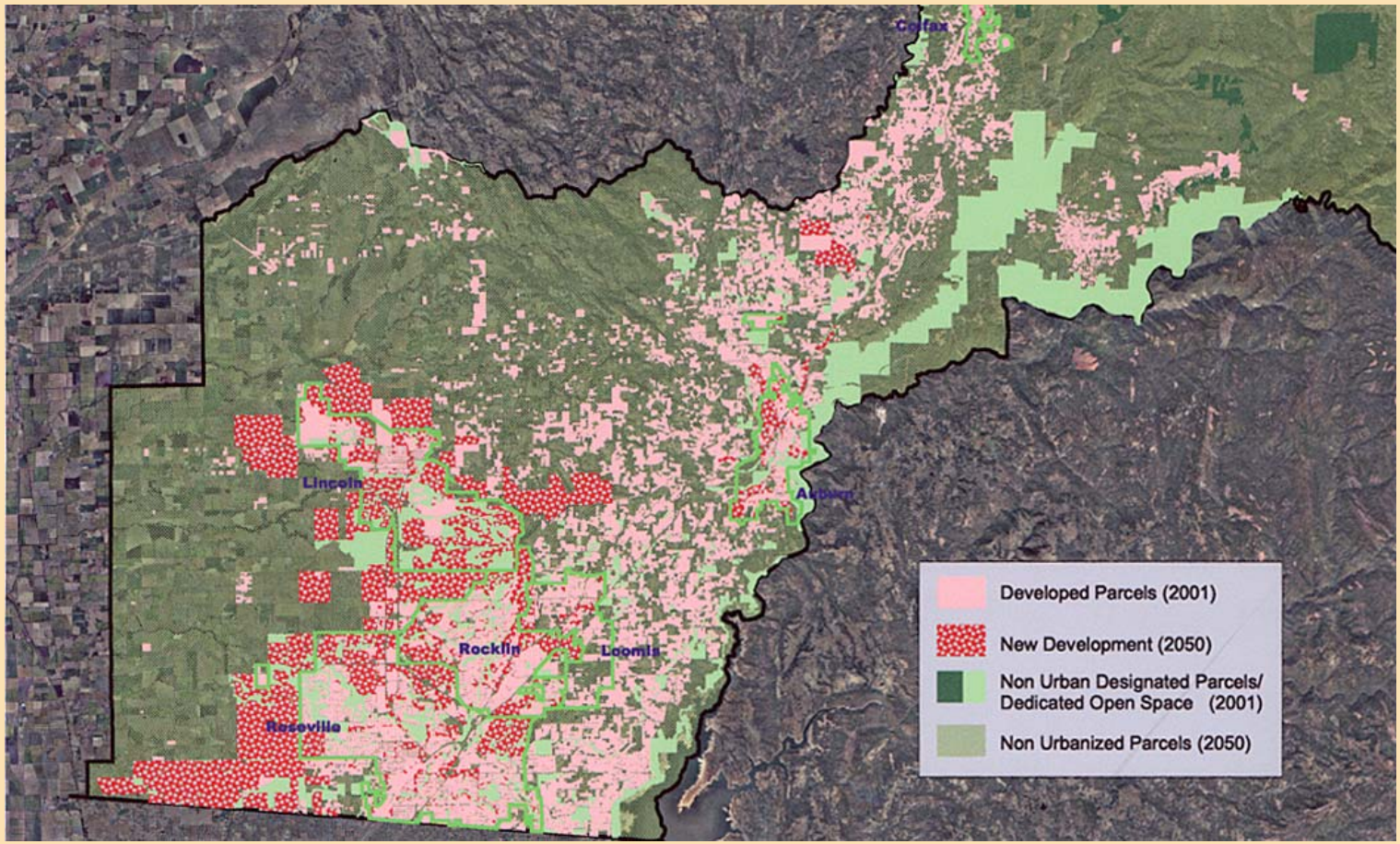
Percent New Growth in Identified Existing Centers/Corridors



16% Dwellings 29% Jobs

Compact Development

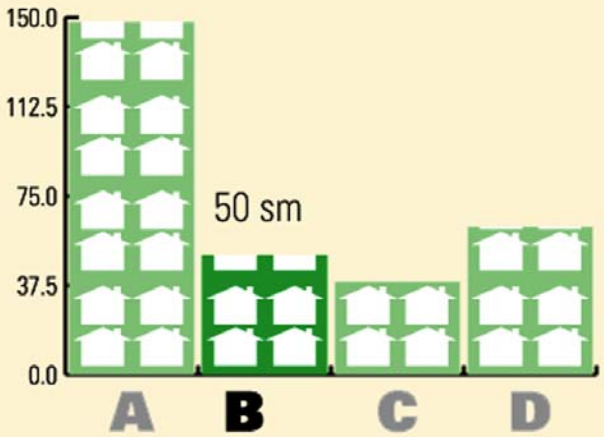
SCENARIO B



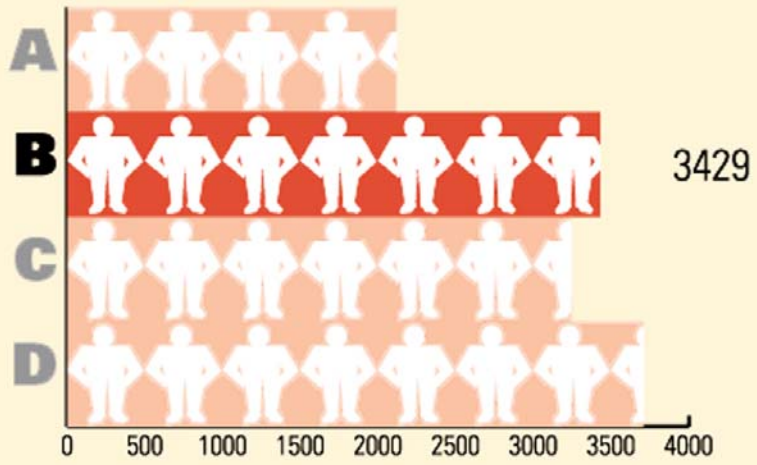
Compact Development

SCENARIO B

ADDITIONAL SQUARE MILES *of Urbanized Land Through 2050*

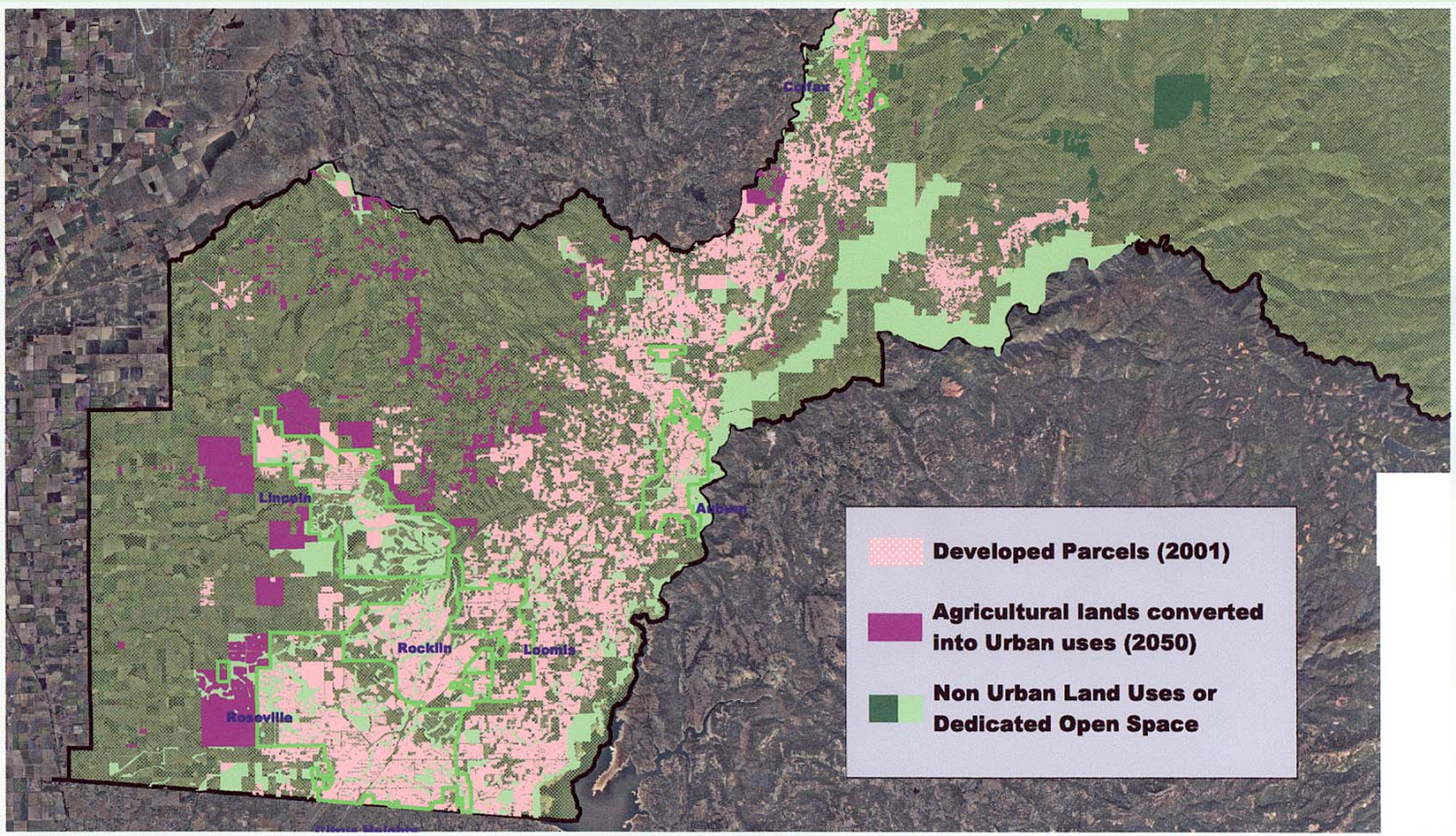


PEOPLE PER SQUARE MILES *of Urbanized Land Through 2050*



Natural Resources Conservation

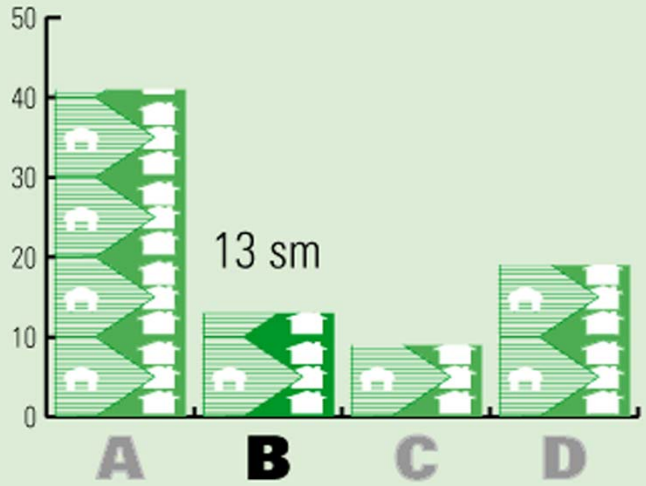
SCENARIO B



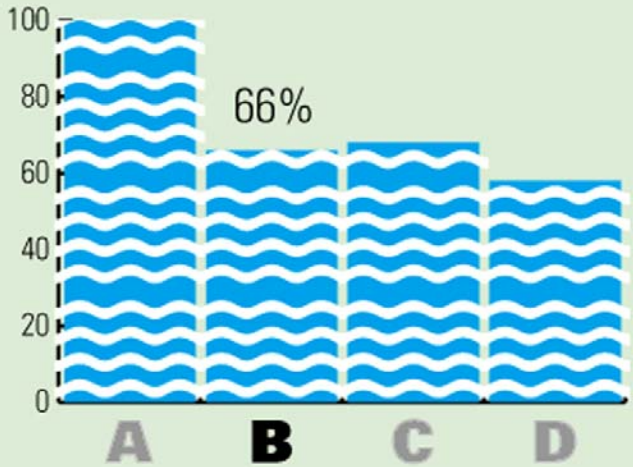
Natural Resources Conservation

SCENARIO B

AGRICULTURAL LAND CONVERTED TO URBAN USE
(in square miles)

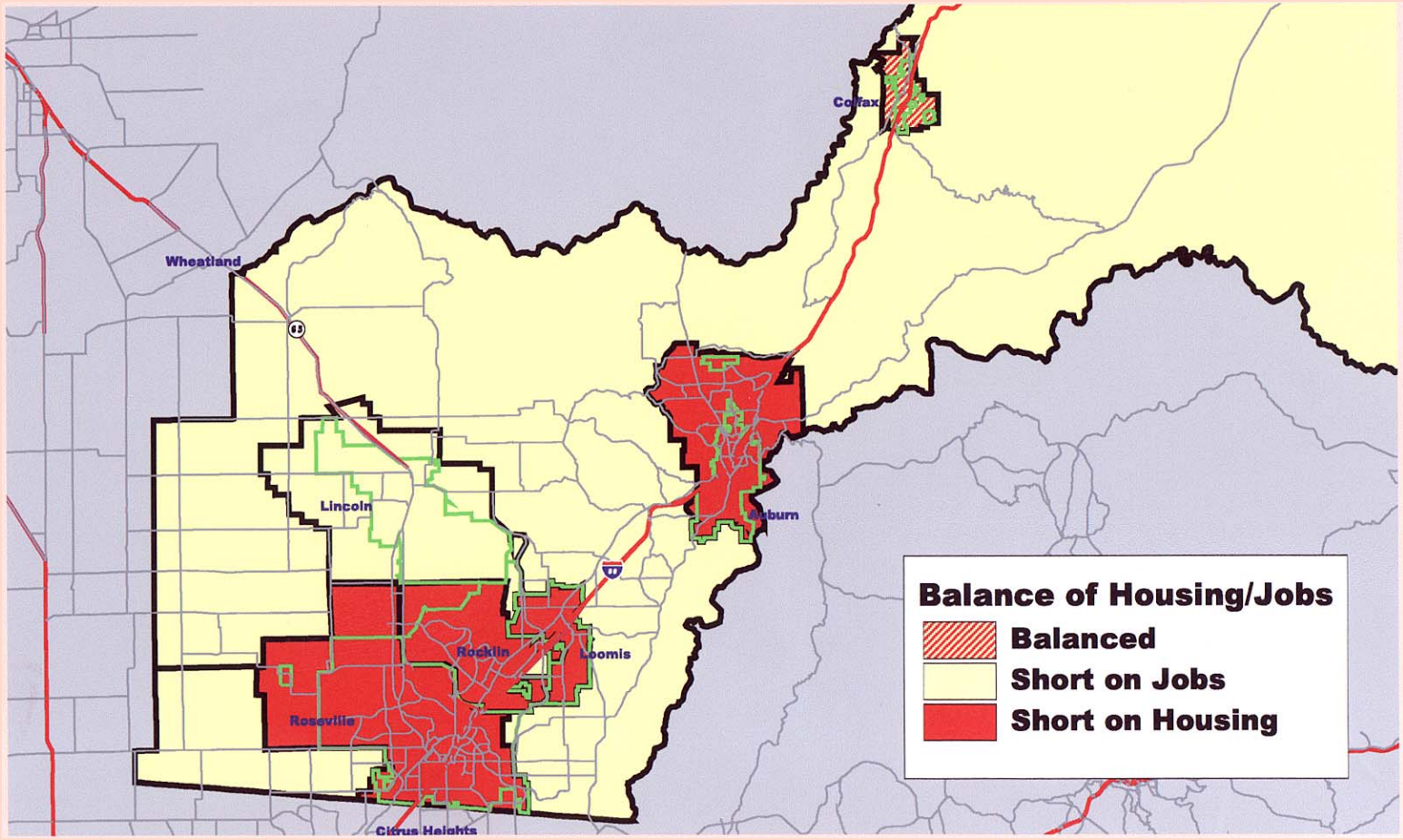


POTENTIAL RESIDENTIAL OUTSIDE (LAWN) WATER USE



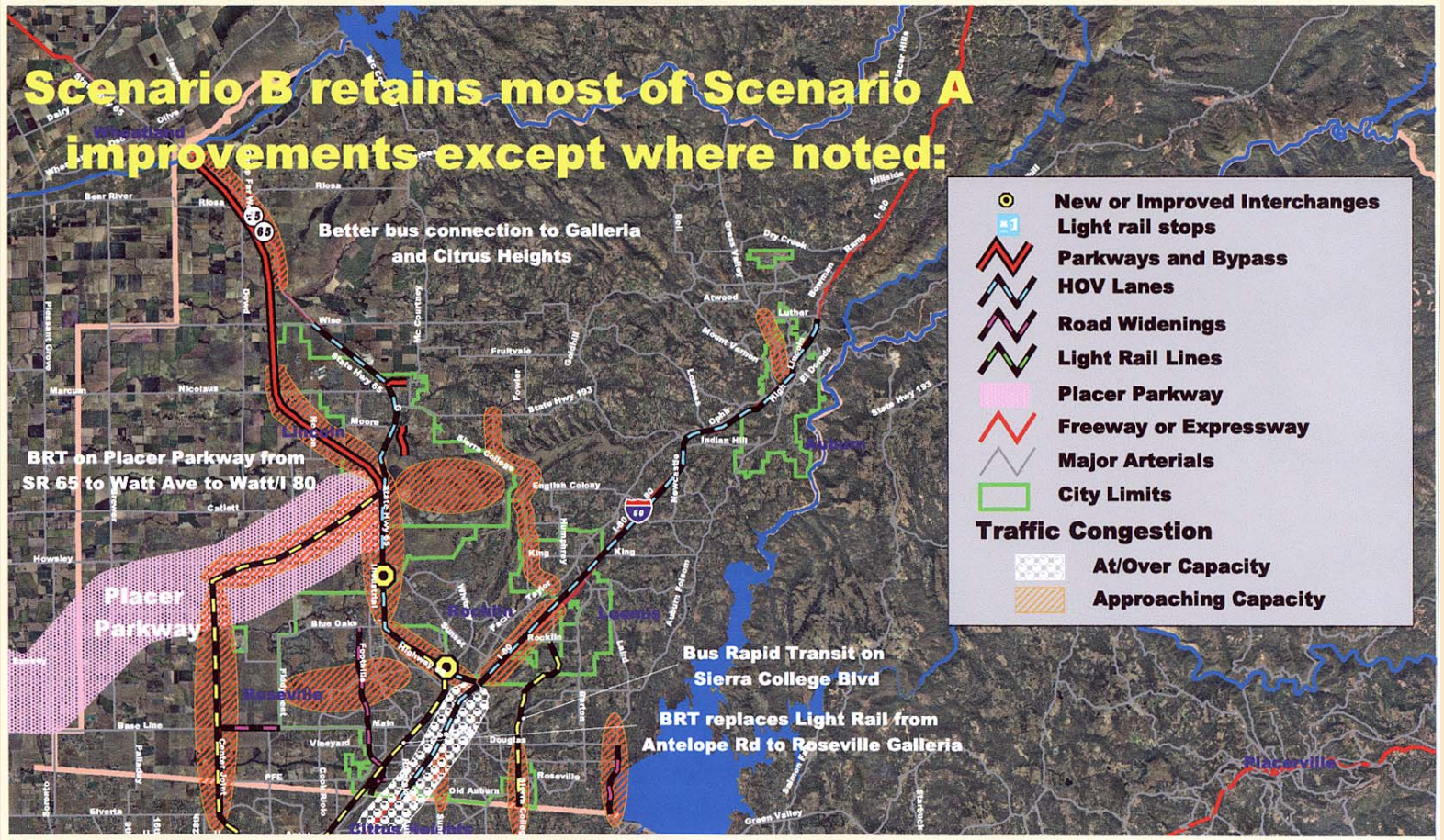
Mixed Land Use

SCENARIO B



Transportation Choices

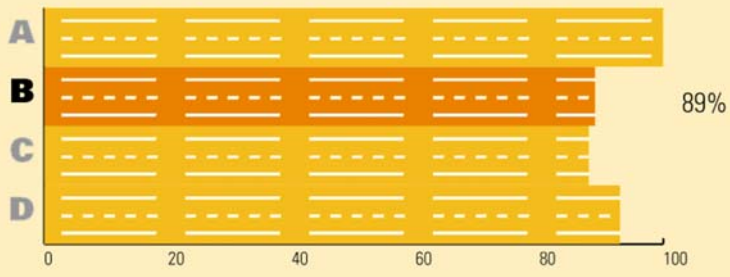
SCENARIO B



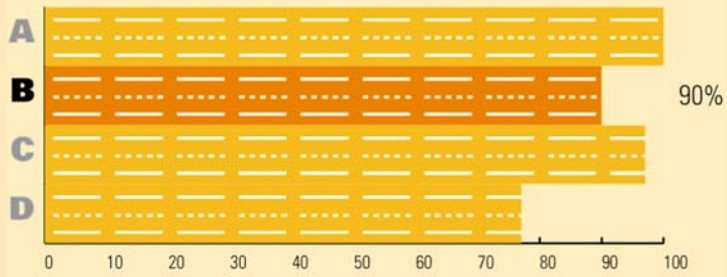
Transportation Choices

SCENARIO B

TOTAL VEHICLE MILES TRAVELED



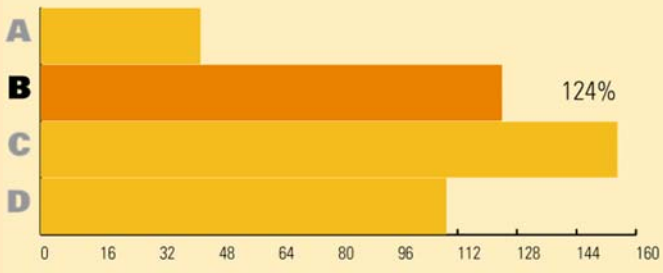
VEHICLE MILES TRAVELED PER DAY
(per household)



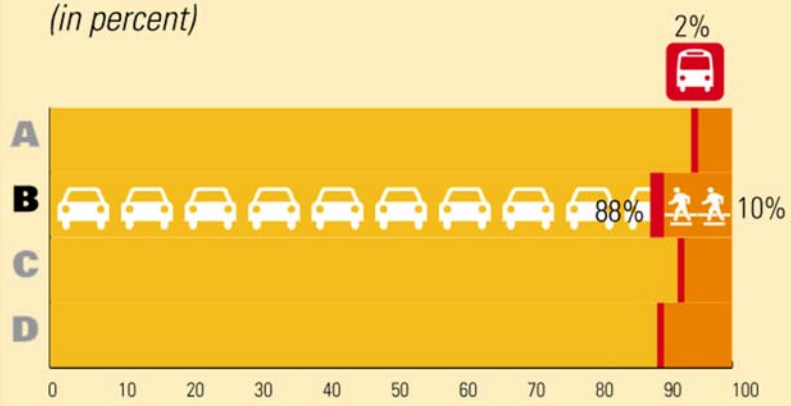
Transportation Choices

SCENARIO B

CHANGE IN PER CAPITA TRANSIT SERVICE FROM YEAR 2000
(in percent)

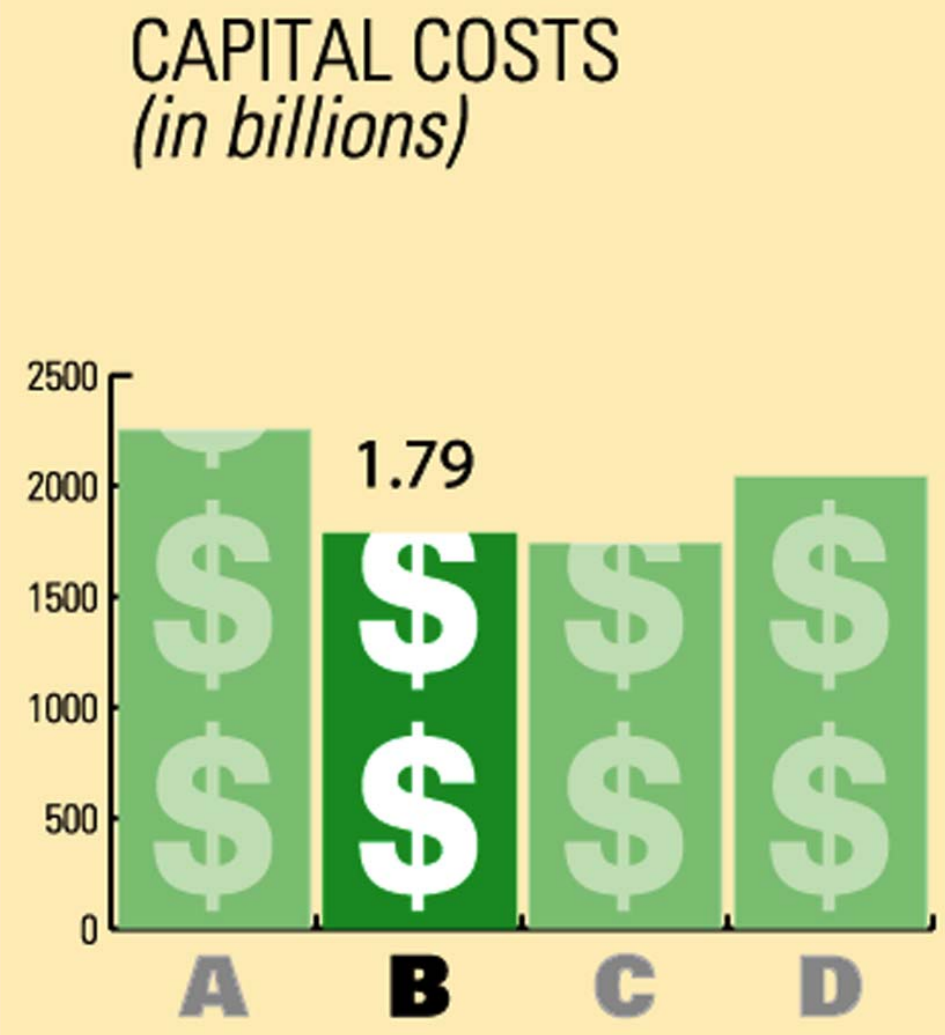


TYPE OF TRIPS
(in percent)



Transportation Choices

SCENARIO B



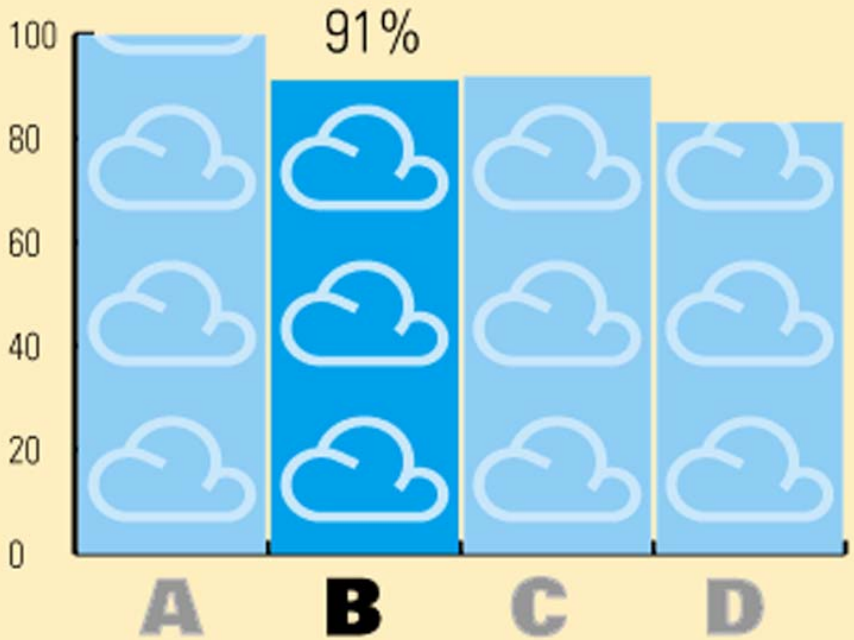
SCENARIO B

ANNUAL OPERATING COSTS
(in millions)

SCENARIO B

AUTO EMISSIONS PER CAPITA

Averages of: Reactive Organic Gases / Oxides of Nitrogen / Carbon Dioxide / PM10 (particulate)



Blueprint Milestones for 2004

- Create 3 regional land use/transportation scenarios (feb-april)
- Regional forum/workshop (april 30, Convention Center)
- Discussion draft preferred alternative (summer)
- Electronic Town Hall (september)
- Board action on preferred alternative (december)

Community Design Program: Round One Projects

- $500 million – 20 years
- Land uses that benefit transportation system
- $12 million in 2003
- Community workshops help identify projects

Before

After?